K 3641

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100 DOLLARS (@10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein assume a loan secured by deed of trust executed by Willie Oscar Cheatham and wife, to John W. Murphree, Trustee, as of record in Book 2314, page 305, to secure Murphree Mortgage Company, one note dated Sept. 1, 1954, for $9,250.00, with interest at 4½% per annum, both principal and interest payable $51.42 monthly, beginning Oct. 1, 1954, final payment Sept. 1, 1979. Said debt having been assigned to East River Savings Bank by an instrument of record in Book 2319, page 93.

We, Roy J. Gregory, et ux, Mary Frances Gregory

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vernon R. Stephens, Sr., et ux, Peggie Joyce Stephens

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Rainbow Terrace, Section Five, as of record in Book 2133, page 72, Register's Office for said County.

Said Lot 64 fronts 115 feet on the east side of Randy Road and runs back 345.2 feet on the north line and 346.2 feet on the south line to a dead line, measuring 115 feet thereon.

Being the same property as conveyed to Roy J. Gregory, et ux, Mary Frances Gregory, by Warranty Deed, from Willie Oscar Cheatham, et ux, Clara L. Cheatham, as of record in Book 2593, page 75, Register's Office for Davidson County, Tennessee.

This property is improved and known as 113 Randy Road, Madison, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of Sept, 19 63.

/s/ Roy J. Gregory

/s/ Mary Frances Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy J. Gregory, et ux, Mary Frances Gregory, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 27th day of Sept, 19 63.

My commission expires: Apr. 26, 1966

James H. Hill
Notary Public

WARRANTY DEED
From 90061
Roy J. Gregory, et ux,
Mary Frances Gregory
To
Vernon R. Stephens, Sr., et ux,
Peggie Joyce Stephens

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 30 day of Oct A.D. 1963 at 10:01 o'clock A M.
Noted in Book 1116 Page 746
Recorded in Book 2719 Pg 93
Recording Fee $2.75
Register
By Deputy Reg.

James H. Hill, Atty., 628 Gallatin Rd
Madison, Tenn. 865-5535

PG 401