K 3648

For and in consideration of the sum of $TEN DOLLARS ($10.00) cash in hand paid, and other valuable considerations, and the assumption of and promis~~DOLLARS~~ to pay by L. J. Gunn, and wife, Emma M. Gunn, of the indebtedness due and owing on a certain note made by A. A. Birch, Jr., and wife, Janet W. Birch, payable to M. G. Ferguson, Trustee, in the principal sum of $5,500.00, dated August 31, 1959, as of record in Book 2981, page 163, to secure Citizens Savings Bank & Trust Company, with interest at 6% per annum, both principal and interest payable at the monthly rate of $53.68, beginning September 31, 1959, we, A. A. BIRCH, JR., and wife, JANET W. BIRCH

have bargained and sold, and by these presents do transfer and convey unto the said L. J. GUNN and wife EMMA M. GUNN, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the north one-half of Lot Number 378 on the map of D. T. McGavock and Others' Addition, as of record in Book 21, page 41, Register's Office for said County. Said part of said lot fronts 50 feet on the east side of 17th Avenue North, and runs back between parrallel lines along the south margin of Cockrill Street 170 feet to an alley in the rear. BEING the same property conveyed to A. A. Birch, Jr., and wife, Janet W. Birch, by deed from John E. Barton, Jr., as of record in Book 2880, page 119, Register's Office Davidson County, Tennessee. Being an improved lot, 1522 17th Avenue North, parcel # W2-30620.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. J. GUNN and wife, EMMA M. GUNN, their heirs and assigns, forever.

And we do covenant with the said L. J. GUNN and wife, EMMA M. GUNN that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it; ~~and the same is unencumbered.~~

And we, A. A. BIRCH, JR., and wife, JANET W. BIRCH do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said L. J. GUNN and wife, EMMA M. GUNN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12 day of November, 1963

A. A. Birch, Jr.
Janet W. Birch

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Bonnie Lipscomb, a Notary Public in and for said County and State, the within named A. A. BIRCH, JR., and wife, JANET W. BIRCH

the bargainors, 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 Nashville, Tennessee, this 12 day of November, 1963

Commission expires May 7, 1967

Bonnie Lipscomb
Notary Public

Warranty Deed

From 98126 A. A. Birch, et ux

To L. J. Gunn, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 20 day of NOV A.D. 1963
at 12:24 o'clock P
Noted in Book 107 Page 222
Recorded in Book Page
Recording Fee $ 2.00
Fathened by Smiley Register
By

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

DOCUMENTARY

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