BK 3648

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	(NAME)	8D-W9-26245
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of $1.00 ONE AND NO/100 DOLLARS cash in hand paid by the grantees herein and other good and valuable consideration, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of two notes; the first of which is executed by grantor herein, payable to J. S. Gleason, Jr., as Administrator of Veterans' Affairs, dated December 20, 1961, for the original principal sum of $13,300.00, balance of $13,011.70 presently outstanding, with interest at 5¼% per annum, both principal and interest payable $75.00 monthly, beginning February 1, 1962, balance due January 1, 1992, and secured by Deed of Trust of record in Book 3325, page 555, Register's Office for Davidson County, Tennessee, and the second note being held by First American National Bank, under Improvement Loan Acct. No. 69804, balance of which is $258.44,

we, WARNER E. SHARPE AND WIFE, FAYE B. SHARPE,

have bargained and sold, and by these presents do transfer and convey unto the said ARTHUR G. BERNARD AND WIFE, NORMA JEAN BERNARD, their

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

Being Lot No. 279 on the Plan of Charlotte Park, Section VI, of record in Book 2900, page 8, Register's Office for said County.

Said Lot No. 279 fronts 74 feet on the west side of Annex Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to WARNER E. SHARPE AND WIFE, FAYE B. SHARPE, by deed from J. S. Gleason, Jr., of record in Book 3315, page 251, said Register's Office.

This is improved (XX) property, known as 475 (House Number) Annex Avenue (Street) Nashville, Tennessee (City or Town) 37209 (Postal Zone) P. O. Address:

unimproved ( )

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 20th day of November 19 63

Warner E. Sharpe

Faye B. Sharpe

STATE TAX $ 19.80
PROBATE 50
TOTAL $ 20.30

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named WARNER E. SHARPE AND WIFE, FAYE B. SHARPE, 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 20th day of November 19 63

NOV 20 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires March 22, 1965 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
G-166057-gh
FROM 98228

WARNER E. SHARPE ET UX
To
ARTHUR G. BERNARD ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of NOV A.D. 1963 at 2:32 o'clock P. M.
Noted in Book 2 Page 227
Recording Fee $ 2.00
By Deputy Reg.
Register

PLEASE PUT IN BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1014 - WARRANTY

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