BK 3674

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 and agree to pay the balance of a loan at Fidelity Federal Savings & Loan Association of Nashville, Tennessee, in the amount of Five Thousand, Nine Hundred Seventy Dollars and Eighty-Five Cents ($5,970.85) which the grantees do hereby assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

We, George E. Henderson, et ux, Martha A. Henderson

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred L. Howell

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 Lots Nos. 69 and 70 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for said County.

Said Lots Nos. 69 and 70 front 25 feet each on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property as conveyed to George E. Henderson, et ux, Martha A. Henderson, by Warranty Deed, from William True, et al, as of record in Book 3617, page 539, Register's Office for Davidson County, 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 2nd day of January, 19 64

George E. Henderson

Martha A. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Martha Shepard, a Notary Public in and for the State and County aforesaid, personally appeared the within named George E. Henderson, et ux, Martha A. Henderson 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 Nashville, Tennessee, this, the 2nd day of January, 19 64

Martha Shepard
Notary Public

My commission expires: April 28, 1966

WARRANTY DEED
From
George E. Henderson, et ux
Martha A. Henderson
To
Fred L. Howell and

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
Received for record JAN 13 1964 A.D. 1:32 P.M.
Book 1677 Page 243
Recording Fee $2.00
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

Hill, Atty., 865-5535 Gallatin
Tenn.

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