BK 3674

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 23M-11525
SEND TAX NOTICES TO: Howard L. Townsend and wife, Mary F. Townsend
ADDRESS: 1416 Franklin Avenue, Nashville 6, Tennessee

For and in Consideration of the sum of ($10,500.00)
- - - - - - - - - - - - Ten Thousand, Five Hundred & No/100 - - - - - - - - - - DOLLARS
of which the sum of $1,823.63 has been paid in Cash by Howard A. Townsend and wife, Mary F. Townsend, the Grantees herein, the Receipt of which is hereby Acknowledged, and for the remainder, the said Grantees hereby assume and agree to pay the sum of $8,676.37 which is secured by a Vendor's Lien retained in the deed from Willie Dunn Rice, a Widow, to W. H. Bundy and wife, Jennie L. Bundy, of record in Book 3434, Page 120, R.O.D.C., Tenn., to secure the payment of one note dated September 15th, 1962, in the principal sum of $9,000.00, payable at the rate of $64.48 each month, including interest at the rate of 6% per annum, beginning October 15, 1962, and on the 15th of each month, until paid in full, the next payment being due February 15, 1964.

We, W. H. Bundy and wife, Jennie L. Bundy, have bargained and sold, and by these presents do transfer and convey unto the said Howard A. Townsend and wife, Mary F. Townsend, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 50 feet of the westerly 150 feet of the northerly one-half of Block No. 2, Corrected Plan of T. P. Weakley's Subdivision, as of record in Book 421, Page 50, Register's Office for said County.

SAID part of Block No. 2 fronts 50 feet on the southerly side of Seymour (formerly Franklin) Avenue and runs back between parallel lines 240 feet, more or less, to a proposed alley.

BEING the same property conveyed to W. H. Bundy and wife, Jennie L. Bundy, by deed from Willie Dunn Rice, a Widow, of record in Book 3434, Page 120, Register's Office for Davidson County, Tennessee.

The above property is improved and shown on the Tax Records as 1416 Franklin Avenue, Nashville 6, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard A. Townsend and wife, Mary F. Townsend, their heirs and assigns, forever.

And we do covenant with the said Howard A. Townsend and wife, Mary F. Townsend, 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, except as stated hereinabove, the Taxes for the year 1963 having been paid in the Settlement.

And We, W. H. Bundy and wife, Jennie L. Bundy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard A. Townsend and wife, Mary F. Townsend, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of January, 1964

W H Bundy

Jennie L Bundy

PG 459