K 3676

WARRANTY DEED

ACME TITLE & ESCROW COMPANY

Name of Purchaser:
Mail to:
Address:

For and in Consideration of the sum of

Ten and No/100 ---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and to secure the payment the grantees, Frank Healy, Jr., and wife, Gladys Good Healy have assumed and agreed to pay the remaining unpaid balances of a certain note which is secured by a deed of trust, executed by Lowell W. Tabor and wife, Viola K. Tabor, to Louis Lafferty, Jr., Trustee, of record in Book 2789, page 233, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust; the obligations of which are assumed by the said grantees.

We, Lionel Ashburn and wife, Ethel Leona Ashburn

have bargained and sold, and by these presents do transfer and convey unto the said Frank Healy, Jr., and wife, Gladys Good Healy

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 Lot No. 299 on the Plan of Gra-Mar Acres, Section VI, First Addition, of record in Book 2663, page 34, Register's Office for said County.

Beginning on the westerly margin of Graycraft Avenue at the corner of Lots Nos. 298 and 299; thence with the line between said two lots Westerly 277.62 feet; thence North 2 degrees 02 minutes east 72.07 feet; thence North 55 degrees 08 minutes east 132.48 feet; thence South 83 degrees 45 minutes east 181.74 feet to the westerly margin of Graycraft Avenue; thence with the same, southerly 149.47 feet to the beginning.

Being the same property conveyed to Lionel Ashburn and wife, Ethel Leona Ashburn, by deed from Lowell W. Tabor and wife, Viola K. Tabor, of record in Book 3159, page 75, Register's Office for Davidson County, Tennessee.

This Warranty Deed was prepared and drawn at the instance of:
4002 Graycraft Avenue 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 said Frank Healy, Jr., and wife, Gladys Good Healy

their heirs and assigns, forever.

And we do covenant with the said Frank Healy, Jr., and wife, Gladys Good Healy

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except as hereinabove set out.

And we, Lionel Ashburn and wife, Ethel Leona Ashburn

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Healy, Jr., and wife, Gladys Good Healy

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand & Seal this 21st day of January, 19 64

Lionel Ashburn

Ethel L Ashburn

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