BK 3678

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

For and in Consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID BY FRED J. VANATTA AND WIFE, BARBARA J. VANATTA, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, and the grantees hereby assuming and agreeing to pay the unpaid principal balance of a note signed by E. E. McMath and wife, Stella McMath. Said note is secured by and described in a deed of trust executed by E. E. McMath and wife, Stella McMath, to Vaden M. Lackey, Jr., Trustee, of record in Book 3173, page 473, Register's Office for Davidson County, Tennessee, to which reference is here made for a more accurate and complete description, the unpaid principal balance on said note now having been reduced to $8919.73,

WE, E.E. McMATH AND WIFE, STELLA McMATH

have bargained and sold, and by these presents do transfer and convey unto the said FRED J. VANATTA AND WIFE, BARBARA J. VANATTA, THEIR

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

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY W.R. SEIGENTHALER, DATED AUGUST 13, 1960, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF ALLESSIO ROAD, 600 FEET SOUTHWESTERLY FROM THE SOUTHEAST CORNER OF AN 18.18 ACRE TRACT FORMERLY OWNED BY E.E. McMATH AND DESCRIBED IN BOOK 2697, PAGE 611, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 6 DEGREES 25' EAST 550 FEET TO A POINT; THENCE NORTH 86 DEGREES 40' EAST 150 FEET TO A POINT, THENCE SOUTH 6 DEGREES 25' WEST 550 FEET TO A POINT IN THE NORTHERLY MARGIN OF ALLESSIO ROAD; THENCE ALONG SAID MARGIN SOUTH 86 DEGREES 40' WEST 150 FEET TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO E.E. McMATH AND WIFE, STELLA McMATH, BY DEED FROM EVERETT M. PRICE AND WIFE, MYRTLE LOUISE PRICE, OF RECORD IN BOOK 3674, PAGE 501, SAID REGISTER'S OFFICE.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

No. Street City Zone Block

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRED J. VANATTA AND WIFE, BARBARA J. VANATTA, THEIR heirs and assigns, forever.

And WE do covenant with the said FRED J. VANATTA AND WIFE, BARBARA J. VANATTA 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 referred to above and taxes for the year 1964, which are hereby assumed by the grantee.

And WE, E.E. McMATH AND WIFE, STELLA McMATH

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said FRED J. VANATTA AND WIFE, BARBARA J. VANATTA, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 10th day of February, 1964

E E McMath

Stella McMath

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