BK 3702

WARRANTY DEED — R. E. POLK, JR., FORM — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and No/100 ---------- DOLLARS ($ 10.00), cash in hand paid by grantees, Ronald S. Ligon and wife, Mary Frances Ligon, to H. Winston Ligon and LaVergne B. Ligon, grantors, the receipt of which is hereby acknowledged by grantors and, in further consideration of grantees herein assuming and agreeing to pay the remaining unpaid balance of a certain promissory note dated December 4, 1947, in the principal amount of Six Thousand, Eight Hundred Twenty-One and 11/100 Dollars ($6,821.11) secured by deed of trust of record in Book 1563, page 595, RODC, Tennessee, we,

H. Winston Ligon and LaVergne B. Ligon,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald S. Ligon and wife, Mary Frances Ligon,

hereinafter called the Grantee, ~~his~~ their 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 Lot 9 of Block I on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 9 fronts 65 feet on the easterly side of East Iris Drive and runs back between lines 139.45 feet on the north line and 139.55 feet on the south line to a dead line on which it measures 65 feet.

Being the same property conveyed to Lucille S. Ligon by deed from Kenneth Cameron and wife, Lyle B. Cameron, of record in Book 1878, page 417, RODC, Tennessee.

And, being the same property conveyed by Lucille S. Ligon to H. Winston Ligon and wife, LaVergne B. Ligon, by warranty deed dated September 7, 1960, of record in Book 3131, page 589, RODC, Tennessee.

To have and to hold ~~his~~ their said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, ~~his~~ their 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 10th day of January, 1964.

H. Winston Ligon

LaVergne B. Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sara Hassell, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. Winston Ligon and LaVergne B. Ligon 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, Davidson County, Tennessee, this, the 3rd day of March, 1964.

Sara Hassell
Notary Public

My commission expires: June 21, 1965

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
From 17341
H. WINSTON LIGON and
LAVERGNE B. LIGON
To
RONALD S. LIGON and wife,
MARY FRANCES LIGON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 5 day of Mar. A.D. 1964 at 8:45 A.M. and recorded in Book 3702 page 249
Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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