K 3703

WARRANTY DEED TTC 168369

For and in consideration of the sum of TEN * DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated February 12, 1959, in the original principal sum of $10,300.00, payable to Guaranty Mortgage Company of Nashville in monthly installments of $53.73, including interest at 4-3/4% per annum, said note being secured by a deed of trust executed by Marion J. Williams and wife, to Herschel Greer, Trustee, of record in Book 2895, page 429, Register's Office for Davidson County, Tennessee,

VAN C. ALLEN and wife, MARY C. ALLEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST ALEXANDER and wife, LUCILLE ALEXANDER,

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:

Being Lot No. 23 on the Map of Mangum Heights, as of record in Book 2330, page 147, Register's Office for said County.

Said Lot No. 23 fronts 80 feet on the easterly side of Bakertown Road and runs back 138.97 feet on the north line and 173.46 feet on the south line to a dead line, which is a broken line, measuring 97.54 feet thereon.

Being the same property conveyed to Van C. Allen and wife, Mary C. Allen, by deed from Marion J. Williams and wife, of record in Book 3224, page 401, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2334, page 427; Book 2745, page 621, said Register's Office.

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, except as shown above, and for 1964 Metro Taxes which have been prorated and assumed by the Buyers.

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 5th day of March, 1964

Mary C. Allen
Mary C. Allen

Van C. Allen
Van C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Van C. Allen and wife, Mary C. Allen, 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 5th day of March, 1964

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

18031

WARRANTY DEED

From
VAN C. ALLEN and wife,

To
ERNEST ALEXANDER and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 10 day of MAR A.D. 1964 at 8:14 o'clock A.M.
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.00
[illegible], Register
By [illegible] Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 135