K 3704

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. Andrew Daniel Foster (NAME)	Guaranty Mortgage Company (NAME)	8D-W9-60269
623 Galaxie Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $700.00 SEVEN AND NO/100---------- DOLLARS cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated November 9, 1962, executed by Walter H. Manners and wife, Patricia C. Manners, payable to Guaranty Mortgage Company of Nashville, for the original sum of $13,600.00, with interest at 5½% per annum, both principal and interest payable $75.10 monthly, beginning December 1, 1962, balance due November 1, 1992, and secured by Deed of Trust of record in Book 3511, page 9, Register's Office for Davidson County, Tennessee, we, WALTER H. MANNERS AND WIFE, PATRICIA C. MANNERS,

have bargained and sold, and by these presents do transfer and convey unto the said ANDREW DANIEL FOSTER AND WIFE, LILLIAN JUANITA FOSTER, their

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

Being Lot No. 1084 on the Plan of Charlotte Park, Section XIV, of record in Book 3300, pages 29 and 30, Register's Office for said County.

Said lot fronts 75 feet on the southwesterly side of Galaxie Drive and runs back 149.19 feet on the southeasterly line and 149.5 feet on the northwesterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to WALTER H. MANNERS by deed from Cumberland Valley Builders, Inc., of record in Book 3463, page 409, and by deed from Patricia C. Manners of record inBook 3703, page 295, both in said Register's Office.

The above described property is being conveyed subject to restrictions in Book 3312, page 100, and to Agreement of record in Book 2593, page 566, both in said Register's Office.

This is improved ( ) unimproved (XXX) property, known as 623 Galaxie Drive (House Number) (Street) Nashville, Tennessee (P. O. Address: City or Town) 37209 (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 17th day of March 19 64

Walter H. Manners
Walter H. Manners

Patricia C. Manners
Patricia C. Manners

STATE TAX $ 21.06
PROBATE .50
TOTAL $ 21.56

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named WALTER H. MANNERS AND WIFE, PATRICIA C. MANNERS, the bargainors, 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 17th day of March, 1964.

R. E. WORRALL
COUNTY COURT CLERK

My Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

TENNESSEE TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE
Zone Office
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of MAR A.D. 1964 at 3:32 o'clock P.M.
Noted in Book 1084 Page 51
Recorded in Book 3704 Page 271
Recording Fee $ 2.00
Register
Deputy Reg.

Warranty Deed
G-16864-gh
1989
WALTER H. MANNERS ET UX
To
ANDREW DANIEL FOSTER ET UX

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

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