K 3704

WARRANTY DEED

For and in consideration of the sum of - - - - - - - TEN AND NO/100 - DOLLARS ($ 10.00),

cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further considerations, receipt of all of which is herebyacknowledged, and in further consideration of the assumption by the Grantees and their agreement to pay the present outstanding principal indebtedness plus future interest to the Prudential Insurance Company of America, which indebtedness is secured by a Deed of Trust of record in Book 1894, page 429, Register's Office for Davidson County, Tennessee,

we, ROBERT LEE KINSEY and wife EUNICE M. KINSEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MELVIN A. FOSTER et ux LIZZIE L. FOSTER

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:

Lot No. 123 on the Plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said County.

Said Lot No. 123 fronts 115 feet on the northerly side of Outer Drive and runs back 187.5 feet on the easterly line and 192.2 feet on the westerly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Robert Lee Kinsey and wife Eunice M. Kinsey by deed from Dwight L. Freshly and wife Jean Freshly, of record in Book 3613, page 213, Register's Office.

All escrow funds currently held by the Prudential Insurance Company of America in connection with the above described indebtedness is hereby conveyed to the account of the Grantees.

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 herein set out and assumed by the Grantees.

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.
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 13 day of March, 1964

Robert L. Kinsey

Eunice M. Kinsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Lee Kinsey and wife Eunice M. Kinsey

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 13 day of March, 1964.

My commission expires: Oct 11-66

James L. Roberts
Notary Public

PG 381