K 3704

WARRANTY DEED TTC 168543 REAU E. FOLK, JR., FORM

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 October 15, 1963, in the original principal sum of $6,000.00, payable to First Federal Savings & Loan Association of Nashville in monthly installments of $50.64, including interest at 5% per annum plus a service fee of 1% per annum, said note being secured by a deed of trust executed by Lou Ellen Preston Cloyd and husband to Louis R. Linx, Trustee, of record in Book 3658, page 189, Register's Office for Davidson County, Tennessee,

LOU ELLEN PRESTON now CLOYD,

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

J. M. JETT and wife, FRANCES JETT,

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 the southerly 40 feet of Lot No. 429 and all of Lot No. 430 on the Map of Sunrise Heights Second Addition, of record in Book 421, page 46, Register's Office for said County.

Said part of Lot No. 429 and all of Lot No. 430 front together 90 feet on the easterly side of Crescent Street and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lou Ellen Preston, now Cloyd, by deed from William Herman Tucker and wife, of record in Book 3643, page 2, 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 for 1964 Meto Taxes which have been prorated 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 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 12th day of March, 1964.

Lou Ellen Preston Cloyd

Lou Ellen Preston Cloyd

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 Lou Ellen Preston Cloyd, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of March, 1964.

Reau E. Folk Jr
Notary Public

My commission expires: July 26, 1966

REAU E. FOLK NOTARY PUBLIC

19915

WARRANTY DEED

From

LOU ELLEN PRESTON CLOYD

To

JAMES M. JETT and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of MAR 1964 at 8:15 o'clock A.M.
Noted in Book 3704 Page 505
Recording Fee $2.00
Register
Deputy Reg.

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

PG 505