BK 3708

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($ 10.00), cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a certain indebtedness evidenced by a promissory note dated August 31, 1959 in the original principal amount of $11,750, payable in monthly installments of $61.31 each, including principal and interest at the rate of 4-3/4% per annum, beginning September 1, 1959, with balance due August 1, 1989, and secured by a deed of trust executed by Carl T. Cook and wife, to Herschel Greer, Trustee, of record in Book 2981, page 117, Register's Office for Davidson County, Tennessee; and also including the assumption of the unpaid balance of a certain indebtedness as evidenced by a note dated June 30, 1961, in the original principal amount of $820.79, payable according to the terms and conditions thereof, and secured by a vendors lien retained in the deed from Carl T. Cook and wife, to Eduardo Sandoval, Jr., etux, of record in Book 3251, page 463, Register's Office for said County; which said unpaid balances the said grantees do hereby agree to assume and promise to pay,

We, EDUARDO SANDOVAL, JR., AND WIFE, SHIRLEY HILL SANDOVAL

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

DONALD RAY HILL AND WIFE, DOROTHY VAUGHN HILL

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. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 3 fronts 95 feet on the southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West line to a rear line measuring 98.1 feet thereon.

Being the same property conveyed to Eduardo Sandoval, Jr., and wife, Shirley Hill Sandoval by deed from Carl T. Cook and wife, Thelma B. Cook, as of record in Book 3251, page 463, 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 stated above.

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 11th day of September, 19 63

Eduardo Sandoval Jr.
EDUARDO SANDOVAL, JR.

SHIRLEY HILL SANDOVAL

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 Eduardo Sandoval, Jr., and wife, Shirley Hill Sandoval

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 11th day of September, 1963

My commission expires: My Commission Expires April 27, 1965

Notary Public

9/10/63 24012

WARRANTY DEED

From EDUARDO SANDOVAL, JR., ETUX.

To DONALD RAY HILL, ETUX.

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record Sept 10 1963 A.D.
at 9:4 o'clock A.M. and recorded in Book 3708 Page 549
Recording Fee $ 2.00
Register
Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

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