BK 3709

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 hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness, as evidenced by a promissory note dated August 5, 1960, in the original principal amount of $8,450.00, payable to Guaranty Mortgage Company of Nashville, in monthly installments of $49.35 each, including principal and interest, and secured by a deed of trust executed by the grantors hereinafter named to Herschel Greer, Trustee, of record in Book 3112, page 331, Register's Office for Davidson County, Tennessee, said indebtedness having been purchased by First Federal Savings and Loan Association of Nashville, which said unpaid balance, now being in the amount of $8016.29, the said grantees do hereby agree to assume and promise to pay;

WE, JOHN MARION PICKARD, III, AND WIFE, MILDRED LUCILLE PICKARD,

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

JOHN PARIS McMEEN, JR., AND WIFE, MARIAN LOUISE McMEEN

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:

Land in Davidson County, Tennessee being Lot No. 116 on the Plan of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for said County.

Said Lot No. 116 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Marion Pickard, III, and wife, Mildred Lucille Pickard, by deed from G. H. Todd and wife, Glenna P. Todd, of record in Book 3103, page 257, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines which may be applicable to the above described property.

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 herein.

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 17 day of April, 1964

John Marion Pickard III
JOHN MARION PICKARD, III

Mildred Lucille Pickard
MILDRED LUCILLE PICKARD

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 John Marion Pickard, III, and wife, Mildred Lucille Pickard, 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 17th day of April, 1964

Virginia M. Lacy
Notary Public

My commission expires:
Aug 30, 1964

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