BK 3709

530 Book 3709 Page 530

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

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, the receipt of which is hereby acknowledged and for a further part of the total consideration for this conveyance the grantees herein, by the acceptance of this deed, assume and agree to pay the unpaid balance of a certain indebtedness evidenced by one certain note dated April 20, 1960, according to the terms and conditions thereof, and as secured by a deed of trust of record in Book 3053, Page 429, Register's Office for Davidson County, Tennessee.

I, PEGGY K. DYE, Unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE A. ELDER and wife, MILDRED T. ELDER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, Page 50, Register's Office for said County.

Said Lot No. 55 fronts 122 feet on the north side of Eldon Court and runs back 280 feet on the east line and 272.10 feet on the west line to a broken line in the rear, on which it measures 163.7 feet.

Being property, the fee simple title to which was vested in the grantor by deed of record in Book 3536, Page 217, Register's Office for Davidson County, Tennessee, and by decree of the Fourth Circuit Court of Davidson County, Tennessee, as of record in Minute Book 37, Page 14, Circuit Court Clerks Office for Davidson County, Tennessee.

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 set out 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 20th day of April, 19 64

Peggy K. Dye

Peggy K. Dye

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 Peggy K. Dye

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 Donelson, Tennessee, this, the 20th day of April, 19 64

C. O. Ingram
Notary Public

My commission expires: July 20, 1965.

NOTARY PUBLIC STATE OF TENNESSEE

THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

Please Mail To

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 29 day of APR A.D. 1964 at 9:55 o'clock A.M.
Noted in Book ... Recorded in Book 3709 Page 530
Recording Fee $ 2.00
Register
By ... Deputy Reg.

WARRANTY DEED
From
PEGGY K. DYE, UNMARRIED
To
JOE A. ELDER AND WIFE,
MILDRED T. ELDER

26212

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