BK 3710

WARRANTY DEED TTC 169124 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 June 14, 1957, in the original principal sum of $12,000.00, payable to W. M. Netterville and wife, Lottie K. Netterville in monthly installments of $101.27, including interest at 6% per annum, said note being secured by a vendor's lien retained in deed of record in Book 2651, page 132, Register's Office for Davidson County, Tennessee,

EDWIN F. OLEKSY and wife, SARAH E. OLEKSY,

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

ELMER C. ALLEN and wife, ETHEL C. ALLEN,

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 part of Lot No. 8 on the Map of Martha Martin Lands, in the old 18th District of Davidson County, Tennessee, of record in Book 161, page 101, Register's Office for said County, and being known as the west 32 feet of Lot No. 3 and the east 47 feet of Lot No. 2 on the unrecorded Map of Part of said Lot No. 8, described according to a copy of a survey thereof made by E. R. Southgate, and Sons, as follows:

Beginning at a point in the south margin of Roberts Avenue, said point being 28 feet west of the corner of Lots Nos. 3 and 4; thence southerly parallel to the line between said Lots, 100 feet to a point which is 2 feet east of the corner of Lots Nos. 7 and 8; thence westerly 79 feet to a point; thence northerly 100 feet to the south margin of Roberts Avenue; thence with the margin of the same, easterly 77 feet to the beginning.

Being the same property conveyed to Edwin F. Oleksy and wife, Sarah E. Oleksy, by deed from L. L. Hulme, Jr. and wife, Annie M. Hulme, of record in Book 3130, page 177, 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 shown above, and for 1964 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 7th day of April, 1964

Sarah E. Oleksy
Sarah E. Oleksy

Edwin F. Oleksy
Edwin F. Oleksy

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 Edwin F. Oleksy and wife, Sarah E. Oleksy, 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 7th day of April, 1964

My commission expires: July 26, 1966

Reau E. Folk, Jr.
Notary Public

27370

WARRANTY DEED
REF

From
EDWIN F. OLEKSY and wife,

To
ELMER C. ALLEN and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of APR A.D. 1964 at 9:05 o'clock A.M.
Noted in Book 1687 Page 201
Recorded in Book 3710 Page 503
Recording Fee $2.00
By Deputy Reg.

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

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