BK 3710

WARRANTY DEED TTC 169753 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ******** 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 May 7, 1962, in the original principal sum of $3,350.00, payable to First Federal Savings & Loan Association of Dickson, Dickson, Tennessee, in monthly installments of $28.31, including interest at 6% per annum, said note being secured by a deed of trust executed by H. L. Donaldson and wife, to R. T. Reeder, Trustee, of record in Book 3386, page 197, Register's Office for Davidson County, Tennessee,

H. L. DONALDSON and wife, MYRTLE HUDSON DONALDSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN O. LAVENDER and wife, MATTIE B. LAVENDER,

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. 47 on the Plan of College Heights, as of record in Book 332, page 19, Register's Office for said County.

Said Lot No. 47 fronts 50 feet on the southerly side of Timmons Street, or Avenue, and runs back between parallel lines, along the westerly margin of Myrtle Avenue, 169 feet to an alley.

Being the same property conveyed to H. L. Donaldson and wife, Myrtle Hudson Donaldson, by deed from James Albert Francis, Jr., and wife, as of record in Book 2993, page 401, saidRegister'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 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 24th day of April, 1964

Myrtle Hudson Donaldson

H. L. Donaldson

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 H. L. Donaldson and wife, Myrtle Hudson Donaldson, 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 24th day of April, 1964

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

REAU E. FOLK JR. NOTARY PUBLIC

27366

WARRANTY DEED
REF
From
H. L. DONALDSON and wife,
To
JOHN O. LAVENDER and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of APR A.D. 1964 at 9:01 o'clock A.M.
Noted in Book 1068 Page 401
Recording Fee $ 2.00
Register
By Deputy Reg.

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

PG 579