K 3761

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ Ten and No/100----------
----------($10.00)----------DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideratio that the grantees herein do assume, take and agree to pay the balance of an indebtedness at Murphree Mortgage Company of Nashville, Tennessee in the principal amount of $ $784.68 , which the grantees do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,
E. C. Chance, Inc., a Tennessee corporation
have bargained and sold, and by these presents do transfer and convey unto the said
Simon E. Kramer, et ux, Magda Kramer, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 35 on the Plan of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 35 fronts 50 feet on the south side of Harrington Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property as conveyed to E. C. Chance, Inc., a Tennessee Corporation, by Warranty Deed, from Franklin D. Hawkins, et ux, Ann G. Hawkins, as of record in Book 3701, page 614, Register's 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 said Simon E. Kramer, et ux, Magda Kramer, their
heirs and assigns, forever.
And it do es covenant with the said Simon E. Kramer, et ux, Magda Kramer
that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.
And it, E. C. Chance, Inc.
do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Simon E. Kramer, et ux, Magda Kramer, their
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness its hand s this 4th day of May, 1964

E. C. Chance, Inc.
By E. C. Chance, Pres.
Malinda B. Chance Sec'y

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires

Notary Public

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