K 3761

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 March 3, 1961, in the original principal amount of $6,350.00, with interest at the rate of 6% per annum, payable monthly to Fidelity Federal Savings and secured by a deed of trust executed by the grantor hereinafter named to Vaden Lackey, Jr., Trustee, of record in Book 3195, page 443, Register's Office for Davidson County, Tennessee, which said unpaid balance, being now in the amount of $5,786.83, the said grantees do hereby agree to assume and promise to pay;

I, Nettie L. Abbay, unmarried

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

Walter S. Hunt and wife, Allie Mai Shelton Hunt,

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. 92, in V. S. Lindsley's Addition to Edgefield, now East Nashville, Tennessee, a plan of which is of record in Book No. 57, page 25, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 50 feet on the west side of Stockell Street, formerly Van Sinderin Street, and extends back between parallel lines 174 1/2 feet, more or less, to an alley.

Being the same property conveyed to Mrs. Nettie Abbay by deed from Frank D. Hunt and wife, Edna Hunt, of record in Book 1031, page 360, Register's Office for said County.

It is hereby agreed and understood that Mrs. Nettie Abbay and Nettie L. Abbay, are one and the same person.

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.

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 7 day of May, 1964

NETTIE L. ABBAY

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 Nettie L. Abbay

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 Nashville, Tennessee, this, the 7th day of May, 1964

J. F. Taylor
Notary Public

My commission expires: Feb. 12, 1967

MAIL TO = TOWE KEELING ATTORNEY, 1003 GALLATIN ROAD, MADISON, TENN

8,250.00

WARRANTY DEED

From NETTIE L. ABBAY

To WALTER S. HUNT ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 15 day of MAY A.D. 1964 at 1:10 o'clock P.M.
Noted in Book 1708 Page 252
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 541