K 3765

TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
W. R. Freeze and Lorene D. Freeze (NAME)	Guaranty Mortgage Company (NAME)	6D-67580
4717 Danby Drive, (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	
Nashville, (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville, (CITY) 3 (ZONE) Tennessee (STATE)	

For and in consideration of the sum of Ten and No/100 ----------($10.00)---------- DOLLARS cash in hand paid by W. R. Freeze and wife, Lorene D. Freeze

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Katherine Ann Goodman, now Capps, and husband, Walter Reed Capps

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.
Said Lot No. 119 fronts 105 feet on the west side of Danby Drive and runs back between lines, 168.2 feet on the north line and 232.3 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 128.4 feet.
Being the same property conveyed to Katherine Ann Goodman, now Capps, by deed from William Chandler McCullough and wife, as of record in Book 2636, page 217, Register's Office for Davidson County, Tennessee, and by Decree of record in Minute Book 10, page 311 of the 4th Circuit Court, Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by the purchasers.

~~XXXXXXXXX~~ This is improved (X) property, known as 4717 Danby Drive, (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 25th day of May, 1964. Katherine Ann Goodman Capps, Walter Reed Capps

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Katherine Ann Goodman Capps and husband, Walter Reed Capps, the bargainors, 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 25th day of May, 1964.

FRANCIS I. SPERRY NOTARY PUBLIC STATE AT LARGE

Commission expires April 19, 1965 Notary Public Frances T. Sperry

TENNESSEE TITLE COMPANY

LAWYERS TITLE INSURANCE CORPORATION

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY
Received for record 28 day of MAY A.D. 1964 at 1:16 o'Clock P.M.
Noted in Book 109 Page 103
Recording Fee $2.00
2843 Millard R. Register
COUNTY REGISTER'S STAMP

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER STAMP BELOW

W. R. FREEZE ET UX

To

KATHERINE ANN GOODMAN CAPPS ET VI

From 32903

25 Warranty Deed

PG 257