BK 3766

Owner; John J. Sharber, 3802 Dakota Ave. Nashville, Tenn,
Tax Bill TO: Guaranty Mortgage, Union st Nashville, Tenn.

WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ ----------

----------Ten ($10.00) and no/100---------- **DOLLARS**

cash in hand paid by John J. Sharber & wife, Rubye Mai C. Sharber, and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the said John J. Sharber & wife, Rubye Mai C. Sharber, have assumed and agreed to pay the remaining unpaid balance of a certain note in the original principal amount of $8,400.00 which is secured by a deed of trust made by the within named grantors to Herschel Greer, Trustee, of record in Book 2887, page 449, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees, (Principal balance of present note not to exceed $8,012.25),

We, Elbert B. Manley and wife, Helen M. Manley,

have bargained and sold, and by these presents do transfer and convey unto the said John J. Sharber and wife, Rubye Mai C. Sharber, **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 5th, formerly 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 79 on the plan of the Resubdivision of Block No. 33 in Charlotte Park Company's Second Addition, Extended, as of record in Book 2330, page 135, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the northerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elbert B. Manley & wife, Helen M. Manley, by deed from Presley E. Slater and wife, Patsy Hart Slater, by deed of record in Book 3308, page 511, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John J. Sharber and wife, Rubye Mai C. Sharber **their heirs and assigns, forever.**

And we **do covenant with the said** John J. Sharber and wife, Rubye Mai C. Sharber **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.** except as set out above.

And we, Elbert B. Manley and wife, Helen M. Manley **do further covenant and bind** ourselves, out **heirs and representatives, to warrant and forever defend the title to the said land to the said** John J. Sharber and wife, Rubye Mai C. Sharber, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** June, **19**64

Elbert B. Manley

Helen M. Manley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, **a Notary Public in and for said County and State, the within named** Elbert B. Manley & wife, Helen M. Manley

the bargainor, 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 1st day of June, 1964

Commission Expires April 28, 1966

Martha Shapard
Notary Public

PG 341