BK 3766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by Edward W. Clemmons and wife, Dixie V. Clemmons, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the remainder of said consideration, amounting to TEN THOUSAND SIX HUNDRED TWENTY-THREE AND 34/100 ($10,623.34) DOLLARS, the said Edward W. Clemmons and wife, Dixie V. Clemmons, have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of $10,650.00, and said Grantees agree to pay the instalment due June 1, 1964 and all subsequent instalments, said debt being more fully described in and secured by a Deed of Trust to Raymond L. Davis, Jr., Trustee, of record in Book 3621, page 463, Register's Office for Davidson County, Tennessee; we, James Ronald Clemmons and wife, Brenda D. Clemmons, have bargained and sold, and by these presents do transfer and convey unto the said Edward W. Clemmons and wife, Dixie V. Clemmons, 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. 178 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.



Said Lot No. 178 fronts 55 feet on the east side of Panorama Drive and runs back between parallel lines 122 feet to a dead line.

Being the same property conveyed to James Ronald Clemmons by deed from Andrew Ewing, Trustee, of record in Book 3578, page 169, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3465, page 403, Register's Office for Davidson County, Tennessee, and the plan of record in Book 3300, page 91, which shows an Owner's Certificate, certain easements and set-back lines.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Edward W. Clemmons and wife, Dixie V. Clemmons, their heirs and assigns, forever.

AND WE DO COVENANT with the said Edward W. Clemmons and wife, Dixie V. Clemmons, 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 taxes for 1964, which are assumed by the Grantees herein, and as hereinabove set out.

AND WE, James Ronald Clemmons and wife, Brenda D. Clemmons, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward W. Clemmons and wife, Dixie V. Clemmons, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS this 20th day of May, 1964.

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