WARRANTY DEED TTC 170763 REAU E. FOLK JR. FORM

For and in consideration of the sum of TEN * DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 9, 1963, in the original principal sum of $13,800.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $88.93, including interest at 5% per annum and a 1% service charge for a period of 25 years, said note being secured by a deed of trust executed by Bill Crusenberry and wife, to Vaden Lackey, Jr., Trustee, of record in Book 3657, page 181, Register's Office for Davidson County, Tennessee,

BILL CRUSENBERRY and wife, PEGGY G. CRUSENBERRY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto O. V. MYERS, JR. and wife, SHERRY T. MYERS,

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. 10 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the westerly side of Clifton Court, and extends back 136.5 feet on the northerly line and 137 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Bill Crusenberry and wife, Peggy G. Crusenberry, by deed from Kirby Clifton, Jr. and wife, of Record in Book 3641, page 597, said Register's Office.

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, except as shown above, and for 1964 taxes which have been assumed by the Grantees.

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 3rd day of June, 1964

Peggy G. Crusenberry — Peggy G. Crusenberry
Bill Crusenberry — Bill Crusenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Bill Crusenberry and wife, Peggy G. Crusenberry, the bargainor(s), 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, the 3rd day of June, 1964 Reau E. Folk Jr.

Notary Public

My commission expires: July 26, 1966

REAU E. FOLK JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

34703

WARRANTY DEED

REF

From

BILL CRUSENBERRY and wife,

To

O. V. MYERS, JR. and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 8 day of JUN A.D. 1964 at o'clock M.
Noted in Book Page
Recorded in Book Page
Recording Fee $
Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE