K 3770

WARRANTY DEED *Mid-State Closing Co.*

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, HARRY MONROE THOMAS and wife, BARBARA THOMAS

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

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Being Lot No. 96 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Ladybird Drive, at the corner of Lots Nos. 95 and 96; thence with the line between said two lots, easterly 179.09 feet; thence northerly 94.02 feet to the southerly margin of Southwind Drive; thence with the same, westwardly 151.9 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet; southwesterly 39.27 feet to the easterly margin of Ladybird Drive; thence with the same, southerly 69 feet to the beginning.

Being the same property conveyed to Harry Monroe Thomas and wife, Barbara Thomas, by deed from Manuel Construction Company, of record in Book 3532, Page 129, Register's Office for Davidson County, Tennessee.

The said above described property is conveyed subject to a deed of trust against the same, made by Harry Monroe Thomas and wife, Barbara Thomas, to R. Bruce Robertson, Jr., Trustee, dated the 1st day of April, 1963, and recorded in the Register's Office for Davidson County, Tennessee, in Trust Deed Book 3560, Page 189, for the original sum of $13,200.00, payable as therein specified, and the afore said grantee, as part of the total consideration for this conveyance, hereby agrees to assume and pay the now unpaid balance, with interest thereon.

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 27th day of June, 19 64

Harry Monroe Thomas
Harry Monroe Thomas

Barbara Thomas
Barbara Thomas

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 Harry Monroe Thomas and wife, Barbara Thomas

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 27th day of June, 19 64

C. O. Ingram
Notary Public

My commission expires: July 20, 1965

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