WARRANTY DEED TTC 171741

NEAL E. POLK, 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 July 8, 1960, in the original principal sum of $14,250.00, payable to Murphree Mortgage Company in monthly installments of $78.70, including interest at 5¼% per annum, said note being secured by a deed of trust executed by Jackie Willard Pitt and wife, to John W. Murphree, Trustee, as of record in Book 3107, page 465, Register's Office for Davidson County, Tennessee,

JACKIE WILLARD PITT and wife, LOUISE G. PITT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. ROSS and wife, ELINOR P. ROSS,

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. 114 on the Plan of Stanford Country Club Estates, Section III, as of record in Book 2900, page 67, Register's Office of said County.

Said Lot No. 114 fronts 86.07 feet on the westerly side of Stafford Drive, and runs back 162 feet on the northerly line and 165.28 feet on the southerly line, to a dead line in the rear, on which it measures 110 feet.

Being the same property conveyed to Jackie Willard Pitt and wife, Louise G. Pitt, by deed from Carl Batson and wife, as of record in Book 3099, page 437, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3026, page 310, 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 prorated and 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 10th day of July, 19 64

Louise G. Pitt (signature) — Louise G. Pitt

Jackie Willard Pitt (signature) — Jackie Willard Pitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jackie Willard Pitt, and wife, Louise G. Pitt, 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 10th day of July, 19 64

Helen D. Scott (signature)
Notary Public

My commission expires: March 4, 1967

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

_____
Notary Public

My commission expires: _____

WARRANTY DEED
REF

From JACKIE WILLARD PITT and wife,

To JAMES R. ROSS and wife,

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

DOCUMENTARY TAX 2.40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 24 9 39 AM '64

NOTE BOOK 109 PAGE 568
RECORDING FEE $ 2.00
DEP. REC. _____

43140

STATE TAX $ 22.80
PROBATE 50
TOTAL $ 23.30

JUL 24 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 24 1964

CC

BOOK 3793 PAGE 785