WARRANTY DEED

BOOK 3794 PAGE 454

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $13,621.35 of an original note dated December 10, 1962, in the amount of $13,850.00, which note is secured by a Deed of Trust executed by Howard T. Pike and wife, to Herschel Greer, Trustee, of record in Book 3515, page 5, Register's Office for Davidson County, Tennessee.

We, Howard T. Pike and wife, Zora B. Pike,

have bargained and sold, and by these presents do transfer and convey unto the said Lloyd D. Frey and wife, Elise H. Frey, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Parkwood Estates, Section II, as of record in book 3300, page 5, Register's Office for said County.

Said lot No. 397 fronts 75 feet on the north side of Spears Road and runs back between parallel lines, 150 feet toa dead line.

Being the same real property conveyed to Howard T. Pike and wife, Zora B. Pike, by deed from H. A. Swift and wife, dated December 10, 1962, filed December 19, 1962, and recorded in book 3467, page 97, said Register's Office.

This conveyance is made subject to restrictions of record in book 3249, page 345, and in book 3616, page 269, Register's Office for Davidson County, Tennessee, and five-foot drainage easement along westerly line of premises, 30-foot building setback line from Spears Road, and conditions of owners certificate, as shown on plan of record in book 3300, page 5, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lloyd D. Frey and wife, Elise H. Frey, their *heirs and assigns, forever.*

And we *do covenant with the said* Lloyd D. Frey and wife, Elise H. Frey, *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 above set out.

And we, Howard T. Pike and wife, Zora B. Pike *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lloyd D. Frey and wife, Elise H. Frey, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 10th *day of* July, *19* 64, ~~the corporate seal of said corporation having caused it to be hereto affixed and this deed to be signed by its duly authorized officers on its behalf and dated~~

Howard T. Pike

Zora B. Pike

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, P. F. Harlan, *a Notary Public in and for said County and State,* Howard T. Pike and Zora B. Pike, *the within named 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* 10th *day of* July, *19* 64.

P. F. Harlan
Notary Public

Commission expires November 3, 1964.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *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 .....
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....
the within named bargainor, a corporation, and that .....*he as such*.....
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 21.35
PROBATE 50
TOTAL $ 21.85

JUL 27 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 27 1964

Compliments of
Guaranty Company
Kansas City
A
S.
NA
Building
Union
ESSEE

43404

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 27 2 09 PM '64

NOTED, BOOK 109 PAGE 580
RECORDING FEE $ 2.00
DEP. REG. ZZZ

WARRANTY DEED

FROM

Howard T. Pike et ux

TO

Lloyd D. Frey et ux

File: Union Trust Co. box.

P 1/2

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