WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) - TEN & no/100 - **DOLLARS**

cash in hand paid, the receipt of which is hereby acknowledged, and the grantees hereby assume and agree to pay an unpaid balance of $7,426.87 of a note held by Guaranty Mortgage Co. of Nashville, Tennessee, secured by an instrument of record in Book 2522, page 377, Register's Office for Davidson County, Tennessee,

We, Dave Glenn Pomeroy and wife, Mary Sue Pomeroy

have bargained and sold, and by these presents do transfer and convey unto the said Thomas James Taylor and wife, Emma A. Taylor,

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Scott Avenue Annex, of record in Book 2331, page 87, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Straightway Avenue at the common corner of Lots No. 8 and 9; thence with the margin of said Avenue, easterly 46.1 feet to the northeast corner of said Lot No. 9; thence with the easterly boundary of same, as follows: South 4 dge. 27' West 95 feet; North 85 deg. 05' West 5 feet; South 4 deg. 27' West 48.23 feet to the northeast corner of Lot No. 10 on said Plan; thence with the line between Lots 9, 10 and part of 11, westerly 56.7 feet to the southeast corner of Lot No. 8 on said Plan; thence with the line between Lots No. 8 and 9, northerly 145.5 feet to the point of beginning.

Being the same property conveyed to Dave Glenn Pomeroy and wife, Mary Sue Pomeroy, by deed from Claude F. Williams and wife, of record in Book 3404, page 459, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas James Taylor and wife, Emma A. Taylor their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas James Taylor and wife, Emma A. Taylor **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 noted. 1964 taxes are assumed by the grantees herein.

And we, Dave Glenn Pomeroy and wife, Mary Sue Pomeroy **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas James Taylor and wife, Emma A. Taylor their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 4th **day of** August**, 19**64

Dave Glenn Pomeroy

Mary Sue Pomeroy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave Glenn Pomeroy and wife, Mary Sue Pomeroy

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 5th day of August 1964.

Commission expires July 26, 1967

L. M. Wood
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

45318

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 2 51 PM '54

NOTED: BOOK 109 PAGE 467
RECORDING FEE $ 2.00
DEP. REG. .25

WARRANTY DEED

FROM
Dave Glenn Pomeroy et ux

TO
Thomas James Taylor et ux

eys Title Company
Titles Guaranteed

DOCUMENTARY 65¢ TAX PAID

DOCUMENTARY 10 CENTS TAX PAID

Mail - L.M.Wood; 505 Commerce Union Bank Bldg.

STATE TAX $ 13.29
PROBATE 50
TOTAL $ 13.79

AUG 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 10 1964

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