BOOK 3799 PAGE 373

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clifford O. Howard (NAME:) | United Mortgagee Servicing Corp. (NAME:) | 4D 69219 800 |
| (STREET ADDRESS OR ROUTE NUMBER) | 3200 Pacific Avenue (STREET ADDRESS) | |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Virginia Beach, Virginia (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Clifford O. Howard and wife Taffie L. Howard, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Homer W. Loy and wife Arlene S. Loy hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 660 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, pages 62 & 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 660 fronts 80.0 feet on the westerly margin of Bonnafair Drive and runs back between parallel lines 155.0 feet to a dead line.

BEING the same property conveyed to Homer W. Loy and wife, Arlene S. Loy by deed from Herman Johnson and wife, Marie Johnson, as of record in Book 3762, page 541, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a Deed of Trust dated May 8, 1964, recorded in the Register's Office for Davidson County, Tennessee in Book 3752, page 209 securing the payment of a promissory note of even date in the principal sum of $14,750.00 payable in 420 monthly installments of $76.85 beginning June 1, 1964, to the order of United Mortgagee Servicing Corp., with the unpaid balance of approximately $14,712.88 which the grantees herein hereby assume. The grantors hereby transfer and convey all right, title, and interest in and to the escrow account established in connection with said note.

unimproved ( )
This is improved ( ) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 10th day of August, 1964.

Homer W. Loy
Homer W. Loy
Arlene S. Loy
Arlene S. Loy

STATE TAX $ 22.88
PROBATE .50
TOTAL $ 23.38

STATE OF TENNESSEE
Davidson County

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

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Homer W. Loy and wife Arlene S. Loy, the bargainor, 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 August, 1964.

PAID AUG 10 1964 CT

Edward Seddon
Notary Public

Commission expires 11/15/65

WARRANTY DEED

FROM HOMER W. LOY ET UX

TO CLIFFORD O. HOWARD ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

45375

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 10 3 47 PM 64

NOTED: BOOK 101 PAGE 670
RECORDING FEE $ 2.00
DEP. REG. 1

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 3122
NASHVILLE, TENNESSEE 37201
FILE: ROW 1, BOX 5

DOCUMENTARY 65