WARRANTY DEED TTC 173409 REAU E. FOLK, 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 3, 1963, in the original principal sum of $4,000.00, payable to Home Federal Savings & Loan Association in monthly installments of $28.66, including interest at 5% per annum and a 1% service fee, said note being secured by a deed of trust executed by James W. Marshall and wife, to Charles Nelson, Jr., Trustee, of record in Book 3593, page 417, Register's Office for Davidson County, Tennessee,

JAMES W. MARSHALL, a widower,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LESLIE H. STEPHENS, unmarried,

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. 315 in the Edgefield Land Company's Second Subdivision, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 315 fronts 50 feet on the northerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James W. Marshall, and wife, Mary Ellen Marshall, by deed from Charles S. Blackman and wife, Ruth E. Blackman of record in Book 1324, page 4, said Register's Office, the said Mary Ellen Marshall, having since died.

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 Grantee.

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 1st day of September, 19 64

James W. Marshall
James W. Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Marshall, the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 19 64

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

BOOK 3807 PAGE 749

STATE TAX $ 12.25
PROBATE .50
TOTAL $ 13.25

SEP 2 1964

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

PAID SEP 2 1964

CT

48723

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 2 11 17 AM '64
NOTED: BOOK 109 PAGE 822
RECORDING FEE $ 2.00
DEP. REG. 2

WARRANTY DEED

From

James W. Marshall,

To

Leslie H. Stephens, unmarried

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

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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 _____ and _____, 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: