K 2639

WARRANTY DEED READ E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ---------- $10.00----------
-- ----------TEN & NO/100---------- DOLLARS ($10.00),
Cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged, and subject to the terms and conditions of a certain deed of trust executed by Percy Morgan Williams and wife, Evelyn F.Williams, to Marschel Greer, Trustee, dated October 5,1954, recorded October 6, 1954, of record in Book 2310, page 433, Register's Office for Davidson County, Tennessee , given to secure the original principal sum of $8,850.00, and payable to Guaranty Mortgage Company of Nashville, Inc, Percy Morgan Williams and wife, Evelyn F.Williams

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
S.K.Grayson and wife, Frances E.Grayson

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.343 on the Plan of Cloverhill Subdivision, Section VI, as of record in Book 2133,page 39, Register's Office for Davidson County,Tennessee.
Said Lot No.343 fronts 85 feet on the southerly margin of Emery Drive and extends back between parallel lines 160.8 feet to a dead line in the rear. Being the same property conveyed to Percy Morgan Williams and wife,Evelyn F.Williams, by warranty deed from A.H.Johnson Construction Co.,Inc., and of record in Book 2300,page 409, said Register's Office.
This conveyance is made subject to covenants and restrictions of record in Book 2145,page 262, and in Book 2273, page 33, and the plan of record in Book 2133, page 39, Register's Office for Davidson County,Tennessee, which shows there a 50 ft. set-back line from Emery Drive and a 10 ft. easement for public utilities across the rear of the lot.
Escrow account and insurance are hereby transferred to Grantees without additional cost.

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.

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 14th day of February, 1957.

Percy Morgan Williams
Evelyn F.Williams

DOCUMENTARY 55 CENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Percy Morgan Williams and Evelyn F. Williams 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 14th day of February, 1957.

Notary Public

My commission expires: January 25-1958

RUSH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of FEB A.D. 1957
at 8:14 o'clock A.M.
Noted in Book 87 Page 577
Recording Fee $2.00
JAMES P. WILSON, Register
By T.B. Dept. Reg.

31816

WARRANTY DEED

From
Percy Morgan Williams, et ux

To
S.K.Grayson and wife,
Frances E.Grayson

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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