BK 2706

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

For and in consideration of the sum of TEN and no/100---------- DOLLARS ($ 10.00), Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged and in addition, this convetance is made subject to deed of trust of record in Book1620, pages 223 and 265, Register's Office for Davidson County, Tennessee

Charley R. Clinard and wife Clara B. Clinard

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Rogers and wife Robbie G. Rogers

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:

Land in Davidson County, Tennessee, near Nashville, being Lot No. 33 on the Map of Airport Estates, of record in Book 1130, page 83, Register's Office for said County.
Said lot fronts 69.9 feet on the south side of Parry Drive, and runs back between lines, 160.7 feet on the west line, 161.3 feet on the east line, to a dead line on which it measured 70 feet.
Being the same property conveyed to Charley R. Clinard and wife Clara B. Clinard by deed from R. W. Cravens and wife Inez Cravens, as of record in Book 1629, page 517, R. O. D. C. Tennessee.

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 herein shown

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 29 day of November, 1957

Charley R. Clinard

Clara B. Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Malcolm Bennett, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charley R. Clinard and wife Clara B. Clinard

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 29 day of November, 1957

Malcolm Bennett
Notary Public

My commission expires: May 2, 1959

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
From 61069 Charley R. Clinard, et ux
To James M. Rogers, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of DEC A.D. 1957 at 8:55 o'clock A.M.
Noted in Book 89 Page 226
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By ____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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