K 2748

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

For and in consideration of the sum of Twelve thousand and five hundred and no/one hundred DOLLARS ($12,500.00),

Cash in hand paid to us by the purchasers The receipt in which is hereby acknowledged and this conveyance is made subject to a deed of trust of record in Book 1424 page 331 Register's Office in Davidson County, Tennessee.

Natoma King Duncan and husband, Frank Duncan

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Radford A. Garrott and wife, Dorothy H. Garrott

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, being Lot No. 35 on the Map of Section 3, Glencliff Estates, as of record in Book 1424, page 1, Register's Office for said County.

Said Lot No. 35 fronts 100 feet on the westerly side of Woodmere Drive and runs back between lines 412.8 feet on the north line and 360 feet on the south line to a deed line onwhich measures 101.2 feet.

Being the same property conveyed to Natoma King Duncan, by deed from Lender S. Watts and wife, Billy Ann Watts, of record in Book 2023, page 215, Register's office for Davidson County, 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.

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 25th day of April, 1958

Frank M. Duncan

Natoma King Duncan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jon H. Coleman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Natoma King Duncan and husband, Frank Duncan, 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 25th day of April, 1958

Jon H. Coleman, Jr.
Notary Public

My commission expires: NOV. 12, 1960

WARRANTY DEED

From
Natoma King Duncan and husband,
Frank Duncan

To
Radford A. Garrott and wife,
Dorothy H. Garrott

803 90 239 200

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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