K 2751

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

For and in consideration of the sum of
Thirteen thousand one hundred and no/100 ---------- DOLLARS ($ 13,100.00),
cash in hand paid by John S. Fernell and wife, Lillie Mae Fernell, receipt of which is hereby acknowledged,

we, J. Douglas Wright and J. Douglas Wright, Jr. tenants in common
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
John S. Fernell and wife Lillie Mae Fernell

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 38 on the Plan of Charlotte Park, Section 1, of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said county.

Said Lot No. 38 fronts 70 feet on the southwesterly side of American Road and extends back 145 feet on the northwesterly line and 147 feet on the southeasterly line to a dead line, measuring 65.3 feet thereon.

Being part of the real property conveyed to J. Douglas Wright and J. Douglas Wright, Jr. by deed from Consolidated Developments, Incorporated, dated March 4, 1957, filed April 2, 1957, and recorded in book 2642, page 436, said Register's Office.

Taxes for the current year, having been prorated, are hereby assumed by said purchasers.

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 for taxes.

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 4th day of June, 1958.

J Douglas Wright

J Douglas Wright Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. Douglas Wright, and J. Douglas Wright, Jr.
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 Davidson County, Nashville, Tennessee, this, the 4th day of June, 1958.

Wayne Hammontree
Notary Public

My commission expires: 4-4-60

DOCUMENTARY 15 cents
DOCUMENTARY 30 cents
DOCUMENTARY 22 cents
DOCUMENTARY 22 cents
DOCUMENTARY 10 cents

WARRANTY DEED
From
J. Douglas Wright, et al
To
John S. Fernell, et ux

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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