K 2807

216 Book 2807 Page 216

WARRANTY DEED G-6956 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FLOYD KENNITH NIXON and wife, DOROTHY MAUDE R. NIXON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD H. PERRY and wife, MARY M. PERRY, ***

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 31 on the Plan of Geneiva Heights, of record in Book 2083, page 65, Register's Office for said County.

Said Lot No. 31 fronts 84.59 feet on the easterly side of Geneiva Drive and runs back 156.60 feet on the southerly line and 173.25 feet on the northerly line to a dead line on which it measures 36 feet.

Being the same property conveyed to Floyd Kennith Nixon and wife, Dorothy Maude R. Nixon, by deed from Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, of record in Book 2273, page 45, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2204, page 601, said Register's Office.

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 3rd day of ~~September~~ October, 195 8

Floyd Kennith Nixon
Dorothy Maude R. Nixon

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 Floyd Kennith Nixon and wife, Dorothy Maude R. Nixon, 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 3rd day of ~~September~~ October, 195 8

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23 1962

NOTARIAL SEAL

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 3 day of OCT A.D. 1958 at 1:57 o'clock P.M.
Noted in Book ____ Page ____
Recorded in Book 2807 Page 216
Recording Fee $2.00
JAMES P. WILSON, Register
By M M Gregory D.C.
Exd. Fee

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WARRANTY DEED
MCB&F
From
FLOYD KENNITH NIXON ET UX
To
HOWARD H. PERRY ET UX

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