K 2882

Book 2882 Page 592

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

For and in consideration of the sum of ---------- ($10.00) ----------
---------- Ten and No/100 ---------- DOLLARS ($10.00),
Cash in hand paid by J. M. Climer and wife, Margaret G. Climer, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Wayne Hammontree and wife, Juanita N. Hammontree

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
J. M. Climer and wife, Margaret G. Climer

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. 10 of Block "F" on the Plan of E. T. Brown's Eastwood Addition, as of record in Book 332, page 63, Register's Office for said County, described as follows:

Beginning on the southerly margin of West Eastland Avenue, formerly Jackson Street, at the corner of lots Nos. 9 and 10; thence with the line between said two lots southwardly 211 feet to the northerly margin of an alley; thence with said alley eastwardly 34 feet; thence northwardly 34 feet; thence eastwardly 16 feet; thence northwardly 177 feet to the southerly margin of said Avenue; thence with said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Wayne Hammontree et ux by deed from Richard M. Tallman and Ruth T. Cato, of record in Book 2039, page 489, said Register's Office.

This conveyance releases in full all of the conditions set out in an Article to Deed Agreement of record in Book 2639, page 629, said Register's Office.

All taxes for 1959 are assumed by the grantees herein.

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 26 day of March, 1959.

Wayne Hammontree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Winston M Moore, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wayne Hammontree and wife, Juanita N. Hammontree

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 26 day of March, 1959

Winston M Moore
Notary Public

My commission expires: My Commission Expires May 19, 1962

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of Mar A.D. 1959 at 1:15 o'Clock P.M.
Noted in Book 2882 Page 592
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

WARRANTY DEED
From
Wayne Hammontree and wife, Juanita N. Hammontree
To
J. M. Climer and wife, Margaret G. Climer
SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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