K 2962

For and in consideration of the sum of Ten and no one hundreds ------------------------------- ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 1741, page 553; Book 1741, page 501, Register's Office for Davidson County, Tennessee.

Harral V. Shokes and wife, Susie C. Shokes,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Malcolm L. Barrett and wife, Rachel S. Barrett

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

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Stardust Acres of record in Book 1424, page 92, Register's Office for said County.
Said Lot fronts 60 feet on the south side of Venus Drive and runs back between lines, 170.6 feet on the east line; and 201.9 feet on the west line, to a dead line in the rear, measuring 56.4 feet thereon.
Being the same property conveyed to Harral V. Shokes and wife, Susie C. Shokes, by deed from Westbrook Homes, Inc., a Tennessee corporation, of record in Book 1732, page 622, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the 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 said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 21st day of August, 1959.

[signature]
[signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [signature], a Notary Public in and for the State and County aforesaid, personally appeared the within named Harral V. Shokes and wife, Susie C. Shokes, 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 21 day of August 1959.

[signature]
Notary Public

My commission expires: My Commission Expires May 9, 1961

53479

WARRANTY DEED

From

Harral V. Shokes et ux

To

Malcolm L. Barrett et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day SEP A.D. 1959
at 8:36 o'clock A M
Noted in Book ... Page 178
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Dep. Reg.

BARRETT REALTY CO.
976 Murfreesboro Road
Nashville, Tennessee

File Tom Coleman

PG 261