K 2994

WARRANTY DEED

TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 - ($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 2861, page 567; Book _____, page _____, Register's Office for Davidson County, Tennessee.

and other good and valuable considerations

Kenneth P. Roberts and wife, Minnie Louise Roberts,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Mrs. Anna Bell Abernathy

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. 90 on the Plan of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 90 fronts 50 feet on the west side of 33rd Avenue, North, formerly Baron Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Kenneth P. Roberts and wife, Minnie Louise Roberts, by installment deed from P. M. Chaffin and wife, Ruby Chaffin, recorded in Book 2861, page 567, Register's Office for Davidson County, Tennessee.

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 16th day of November, 1959.

Kenneth P. Roberts

Minnie Louise Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Kenneth P. Roberts and wife, Minnie Louise Roberts 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 16th day of November, 1959.

Tom G. Coleman
Notary Public

My commission expires: Nov. 13, 1960

60333

WARRANTY DEED

From

Kenneth P. Roberts et ux

To

Mrs. Anna Bell Abernathy

File Tom Coleman

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of NOV A.D. 1959
at 2:27 o'clock P M.
Noted in Book 94 Page 789
Recorded in Book ____ Page ____
Recording Fee \$2.00
JAMES P. WILSON, Register
By R. Hurt Dep. Reg.

DOCUMENTARY

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