K 2995

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

For and in consideration of the sum of ($16,500.00)
Sixteen Thousand, Five Hundred & N/100ths.---------- DOLLARS ($_____),

Cash in hand paid, by Arthur Selph and wife, Goldie Payne Selph, the receipt of which is hereby acknowledged.

We, C. R. Whitley and wife, Ercie Ruth Whitley

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Arthur Selph and wife, Goldie Payne Selph,

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

Being Lot No. 414 on the Plan of Dugger Heights, Section IV, as of record in Book 2993, page 86, Register's Office for said County.

Beginning at a point in the westerly margin of Rosebank Avenue at the corner of Lots Nos. 415 and 414; thence with the line between said lots westwardly 173 feet to a point; thence southerly 122 feet to the north margin of Carter Street; thence with the margin of same, eastwardly 150.5 feet to the beginning of a curve; thence around said curve in a northeastwardly direction 39.4 feet to a point in the margin of Rosebank Avenue; thence with the margin of same, northwardly 96 ± feet to the beginning.

Being the same property conveyed to C. R. Whitley and wife, Ercie R. Whitley, by deed from Sterling Homes, Inc., of record in Book 2594, page 215, 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 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 23rd. day of October, 1959

C R Whitley

Ercie Ruth Whitley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

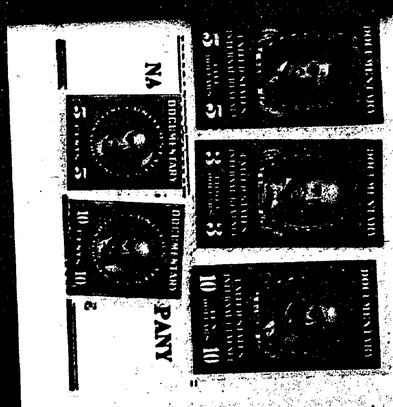
Before me, L. O. Hardaway a Notary Public in and for the State and County aforesaid, personally appeared the within named ~~Arthur Selph and~~ C. R. Whitley and wife Ercie Ruth Whitley

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 23rd day of October, 1959

L. O. Hardaway
Notary Public

My commission expires:
October 24,1959.



REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 27 day of Oct A.D. 1959 at 8:40 o'clock A.M.
Noted in Book 2996 Page 223
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By R. [illegible]

WARRANTY DEED
From C. R. Whitley, et ux
To Arthur Selph, et ux

22.

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