K 2996

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

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),

cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged.

James M. Foster and John W. Riadon, III

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard Ellithorpe and wife, Catherine Rae Ellithorpe

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. 3 on the Plan of Aldrich Heights, Section 5, as of record in Plan Book 2854, page 73, Register's Office for Davidson County, Tennessee.
Said Lot No. 3 fronts 98.7 feet on the southerly side of Capps Drive and extends back along the westerly line 276.7 feet and extends back on the easterly line 247.6 feet to the rear lines on which it measures 56.6 feet and 51.0 feet.
Attention is called to a 10-foot access easement and public utility easement along the 51.0 foot rear line and along the easterly side line of said lot.
Being part of the same property conveyed to J. M. Foster and John W. Riadon, III, by deed from Richard Ellithorpe and wife, Catherine Rae Ellithorpe, as of record in Book 2994, page 411, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to John W. Riadon, III, and James M. Foster by deed from Woodbine Homes, Inc., as of record in Book 2994, page 359, Register's Office for Davidson County, Tennessee.
J. M. Foster and James M. Foster are one and the same person.
This conveyance is made subject to the easements and set-back lines shown in Plan Book 2854, page 73, and restrictions filed for record October 5, 1959, in Book 2963, page 221, 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 2nd day of December, 1959

James M. Foster
John W. Riadon III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie C. Clayton, a Notary Public in and for the State and County aforesaid, personally appeared the within named James M. Foster and John W. Riadon, III

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 2nd day of December, 1959

Bonnie C. Clayton
Notary Public

My commission expires July 24, 1963

Fla "Foster Realty Co"

WARRANTY DEED

62383

From James M. Foster and John W. Riadon, III

To Richard Ellithorpe et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of ... 1959 at 11 O'CLOCK P. M.
Noted in Book 94 Page 512
Recorder's Fee $2.00
JAMES P. WILSON, Register
By ...

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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