BK 3026

REAU E. FOLK, JR., FORM

WARRANTY DEED G-135483

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARGARET FRIEL TIMOTHY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES A. THIGPEN and wife, LAURA JANE THIGPEN, ***

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 on the Map of Hardison & Young's Lots in West End Park, of record in Book 421, page 190, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of a park strip opposite Murphy Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret Friel Timothy, by deed from Mrs. Julia Timothy, a widow, of record in Book 873, page 741, said Register's Office.

This conveyance is made subject to restrictions of record in Book 600, page 148, said Register's Office.

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 22nd day of January, 1960

Margaret Friel Timothy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret Friel Timothy, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of January, 1960

Reau E. Folk
Notary Public

My commission expires: July 23 1962

WARRANTY DEED
MCB&F
From
MARGARET FRIEL TIMOTHY
69251
To
CHARLES A. THIGPEN ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
A.D. 1960 M.
JAN
at 1:20 o'clock
Noted in Book 43 Page 405
Recorded in Book 1200 Page
Recording Fee
JAMES P. WILSON, Register
By