BK 3028

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

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

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

Jed I. Senger and wife, Velma S. Senger,

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

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. 84 on the Plan of Beverly Heights, Section II, as of record in Book 2331, page 42, Register's Office for said County. Said Lot No. 84 fronts 125 feet on the westerly side of Foley Drive and runs back 313 feet on the northerly line and 320.5 feet on the southerly line to a dead line in the rear, measuring 66 feet thereon.

Being part of the property conveyed to Southeastern Land Development Company by deed from J. J. Foley, Trustee, of record in Book 2646, page 395, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

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 3rd day of September, 1959

Jed I. Senger

Velma S. Senger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Weller, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jed I. Senger and wife, Velma S. Senger,

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 7 day of September, 1959

R. L. Weller
Notary Public

My commission expires: My Commission Expires May 9, 1961

WARRANTY DEED

From 71279

Jed I. Senger etux

To

Malcolm L. Barrett etux

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 9 day FEB A.D. 1960
1:09 o'clock P M.
Noted in Book 25 Page 137
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

5/6 File Tom Coleman, Jr.

PG 245