BK 3029

WARRANTY DEED G-135865

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,

C. W. ENNIS, JR., and wife, MARJORY V. ENNIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES A. HOWELL, III, and wife, JULIET H. HOWELL,

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 part of Lot No. 15 on the Plan of O. F. Noel's Subdivision, called "Noelton", not of record, described as follows:

BEGINNING on the southerly margin of Clifton Lane, formerly 4th Avenue, 852 feet east of the easterly margin of the Granny White Pike, said point being the northeast corner of the property conveyed to Robert Lee Harding and wife, by deed from Mary MacCullough Boensch, of record in Book 754, page 158, Register's Office for said County; thence with the southerly margin of Clifton Lane, eastwardly 200 feet; thence southwardly 200 feet to a stone; thence westwardly 200 feet to the southeast corner of said Harding lot; thence with the easterly line of same, northwardly 200 feet to the beginning..

Being the same property conveyed to C. W. Ennis, Jr., and wife, Marjory V. Ennis, by deed from Carl S. Simmons and wife, of record in Book 2088, page 309, said Register's Office.

Possession shall be given to Grantees within 30 days from the date of this deed.

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, except for 1960 taxes, which have been prorated and assumed by grantees.

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 19th day of February, 1960

C. W. Ennis Jr.

Marjory V. Ennis

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 C. W. Ennis, Jr., and wife, Marjory V. Ennis, 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 19th day of February, 1960

My commission expires July 23, 1962

Reau E. Folk Jr
Notary Public

WARRANTY DEED
MCB&F
From C. W. ENNIS, JR., ET UX
To CHARLES A. HOWELL, III, ET UX

72820

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of FEB A.D. 1960 at 9:45 o'clock A.M.
Noted in Book 2929 Page 491
Recorded in Book Page
Recording Fee
JAMES WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 491