BK 3031

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by S. E. KNIGHT AND WIFE, MILDRED E. KNIGHT

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

WILLIAM G. MEARS, UNMARRIED

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 66 on the Map of Section 1 of Anderson Estates, being a resubdivision of Lots Nos. 1 and 13 of the Anderson Tract, said original lots being shown on plan of record in Book 1130, page 37, Register's Office for said County, and described according to an unregistered copy of a survey thereof, as follows:
BEGINNING at apoint in the easterly margin of McArthur Drive, at the corner of Lots Nos. 65 and 66, being 46.3 feet south of a point at the beginning of a curve where McArthur Drive intersects Roosevelt Avenue; thence with the line between Lots 65 and 66, 136 feet to the corner of said lots, and of Lots 35 and 36; thence with the line between 66 and 35, southerly 65 feet to the corner of said lots and of Lots 34 and 67; thence with the line between Lots 66 and 67, westerly 136 feet to the easterly margin of McArthur Drive; thence with the margin of the same, northerly 65 feet to the beginnin
Being the same property conveyed to William G. Mears, by deed from James O. Bean and wife, of record in Book 2445, page 1, 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 said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 24th day of February, 1960

William G. Mears
William G. Mears

STATE TAX $ 5.25
PROBATE .50
TOTAL $ 5.75

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards Notary Public in and for said County and State, the within named William G. Mears, unmarried

MAR 4 1960
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1960

Commission expires April 24, 1962

L. D. Richards
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4 day of MAR A.D. 1960 at 8:05 o'clock A.M.
Noted in Book 2 Page 281
Recording Fee $3.00
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

Warranty Deed
G-136025 mas
FROM 74458

WILLIAM G. MEARS, UNMARRIED

To

S. E. KNIGHT, ET UX

Published by
TENNESSEE TITLE CO
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001

Mail to S. E. Knight

Prep. T. T. Co. 3 E. Knight-Roosevelt-Anderson-Dr.

BK 324