K 3031

For and in consideration of the sum of $
ONE & 00/100 ($1.00) ---------- DOLLARS

cash in hand paid by John C. Jeffords, and for other good and valuable considerations,

the receipt of which is hereby acknowledged, I, Ann D. Jeffords,

have bargained and sold, and by these presents do transfer and convey unto the said
JOHN C. JEFFORDS,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 25 feet of Lot No. 70 and all of Lot No. 71 on the Map of Colonial Heights, as of record in Book 1130, page 102, Register's Office for said County.
Said lot and part of said lot adjoin and front together 100 feet on the easterly side of Hillsboro Road and run back between parallel lines 300 feet to an alley.
Being the same property conveyed to Ann D. Jeffords by deed from Central Realty Company, of record in Book 1555, page 527, and by deed from Marguerite S. Briley, of record in Book 2537, page 583, both of the Register's Office for Davidson County, Tennessee.

Together with any and all personal property located on said premises.

Said property is conveyed subject to restrictions of record in Book 1430, page 429, 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 John C. Jeffords,

his heirs and assigns, forever.

And I do covenant with the said John C. Jeffords

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by matters of record.
And I, Ann D. Jeffords

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John C. Jeffords,

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3d day of March, 1960

Ann D Jeffords.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Ann D. Jeffords,

the bargainor, 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 4th day of March, 19 60

Commission expires April 24, 1962

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
LE-G-10887

FROM 7463

ANN D. JEFFORDS

TO

JOHN C. JEFFORDS

STATE OF TENNESSEE
DAVIDSON COUNTY

Recorc 7 day
A.D. 1960
at 3:10 o'clock P.M.
Noted in Book 45 Page 290
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

DOCUMENTARY
55 CENTS

LAWYER
of R

URANCE
nia

G 361