BK 3032

WARRANTY DEED — The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of Ten and No/100 ---------- DOLLARS ($ 10.00), Cash in hand paid the receipt of which is hereby fully acknowledged and as a further consideration the grantees hereby agree to assume the unpaid balance now owing on one certain deed of trust executed by Melvin W. Alcorn and wife, Dorothy Mae Alcorn to Herschel Greer, Trustee, to secure to Guaranty Mortgage Company of Nashville, payment of one note dated May 4, 1955, in the original principal amount of $ 8,200.00 as of record in Book 2290, page 130, Register's Office for Davidson County, Tennessee.

We, Melvin W. Alcorn and wife, Dorothy Mae Alcorn

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alexander & Shankle, a partnership composed of B. C. Alexander and John W. Shankle, their

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:

Being Lot No. 119 on the plan of Cloverhill Subdivision, Section II, as of record in Book 2133, page 40, Register's Office for Davidson County, Tennessee. Said lot No. 119, fronts 80 feet on the southerly line of Oakwood Drive and extends back between parallel lines 150 feet to a dead line in the rear.

This conveyance is made subject to covenants and restrictions of record in Book 1563, page 423, in Book 2133, page 40, and the plan of record in Book 2133, page 40, Register's Office for said County, which shows a 30 foot set-back line from Oakwood Drive, a 10 foot easement for public utilities at the rear of the lot and an easement for TVA transmission line across the rear of the lot.

Being the same property conveyed to Melvin W. Alcorn and wife, Dorothy Mae Alcorn, by deed from A. W. Johnson Construction Company, Inc., as of record in Book 2277, page 363, Register's Office for Davidson County, Tennessee.

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 as set out above.

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 24th day of February, 1960

Melvin W. Alcorn

Dorothy Mae Alcorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Abernathy, a Notary Public in and for the State and County aforesaid, personally appeared the within named Melvin W. Alcorn and wife, Dorothy Mae Alcorn, 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 Donelson Nashville Tennessee, this the 24th day of February, 1960

Anne Abernathy
Notary Public

My commission expires: 11-12-1961

WARRANTY DEED

From 75190
Melvin W. Alcorn et ux

To
Alexander & Shankle, a partnership composed of B. C. Alexander and John W. Shankle

$2.20

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of MAR A.D. 1960 at 3:36 o'clock
Noted in Book ___ Page ___
Recorded in Book 3032 Page 145
Recording Fee $2.20
JAMES D. WILSON, Register
By

The DAVIDSON COUNTY TITLE INSURANCE CO. INC.
"A Guaranteed Title"
NASHVILLE 14, TENNESSEE

PG 147