K 3034

WARRANTY DEED G-136437

REAU E. FOLK, JR., FORM

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,

GUS DEMERICH and wife, FLORA NEAL DEMERICH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. MASON and wife, JEAN A. MASON, ***

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 Lots Nos. 1, 2, 3, 4, 5 and 6, of Block "C" on the Map of Highland Park, as of record in Book 974, page 33, Register's Office for said County.

Said lots adjoin and front together 150 feet on the easterly side of Dickerson Pike and run back between lines, 183 feet 6 inches on the southerly line of Lot 1 and 166 feet on the northerly line of Lot 6, along the southerly margin of Sunset Drive, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Gus Demerich and wife, Flora Neal Demerich, by deed from James L. Marshall and wife, of record in Book 2032, page 12, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1038, page 551, and Book 1062, page 4, 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 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 29 day of March 1960.

Gus Demerich

Flora Neal Demerich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Moore, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gus Demerich and wife, Flora Neal Demerich,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

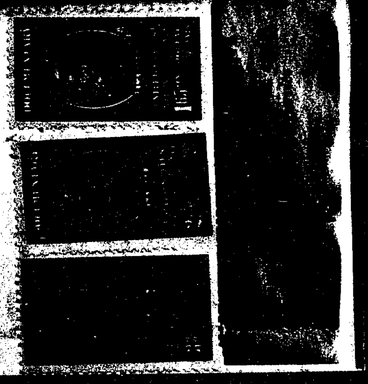
Witness my hand and official seal at Nashville, Tennessee, this, the 29 day of March 1960.

William H. Moore
Notary Public

My commission expires:
My Commission Expires February 13, 1962

77594
WARRANTY DEED
MCB&F
From
GUS DEMERICH ET UX
To
JAMES A. MASON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day
A.D. 1960 at 9:15 o'clock AM
Noted in Book 4C Page 432
Recorded in Book 2200 Page
Recording Fee $
JAMES P. WILSON, Register
By



PG 163