K 3034

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

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, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated October 7, 1954, for the principal sum of $8,450.00, payable $46.98 per month, including principal and interest at 4½% per annum, beginning November 1, 1954, balance October 1, 1979, and secured by deed of trust, executed by Daniel Ernest Jackson, Jr., and wife, Anne L. Jackson, to Herschel Greer, Trustee, of record in Book 2347, page 209, Register's Office for Davidson County, Tennessee,

DANIEL ERNEST JACKSON, JR., and wife, ANNE L. JACKSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LINDA H. SKINNER, ###

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. 254 and the easterly portion of a tract marked Reserved on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Said Lot No. 254 and the easterly part of a tract marked Reserved front together and begin at a point in the northerly margin of Leatherwood Drive, as shown on a survey made by Ralph W. C. Lambert, Surveyor, on July 30, 1954, being 60 feet westerly from the southwesterly corner of said Lot No. 254; thence northerly 161 feet more or less to a point shown on said survey; thence easterly 178 feet to a point in the westerly margin of Ironwood Drive; thence, southerly 113.5 feet, along a slight curve on the westerly margin of said drive to a point at the beginning of a curve; thence around said curve in a southwesterly direction 29.71 feet to a point in the northerly margin of Leatherwood Drive, thence westerly along said drive 150 feet to the point of beginning.

Being the same property conveyed to Daniel Ernest Jackson, Jr. and wife, Anne L. Jackson, by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 2301, page 81, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2145, page 262, made applicable by instrument of record in Book 2273, page 88, 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 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, and except for taxes for 1960, which are being assumed by the 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 28 day of March, 1960 ###

x Daniel Ernest Jackson, Jr.

x Anne L. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M. L. Rumbolt, a Notary Public in and for the State and County aforesaid, personally appeared the within named Daniel Ernest Jackson, Jr. and wife, Anne L. Jackson, 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 28 day of March, 1960 ###

M. L. Rumbolt
Notary Public

My commission expires: Nov 2-1963

NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOV. 2, 1963

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