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),

Cash in hand paid by First Trust Company of Springfield, Guardian for Nola Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Robert D. Short, Jr., and James Fischer,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto First Trust Company of Springfield, Guardian for Nola Simmons

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map of the Subdivision of the Rucker Property at the southeast corner of Litton Avenue and Northview Avenue, and described according to a survey made by Norris H. Hickerson, November 15, 1946, as follows:

Beginning at a point in the easterly margin of Northview Avenue at an iron pin 130 feet south of the southeast corner of said Avenue and Litton Avenue; thence along the easterly margin of Northview Avenue S. 3° 45' west 50 feet to an iron pin at the corner of Lots Nos. 3 and 4; thence with the line between said lots S. 86° 15' east 100 feet to an iron pin in the west line of the G. O. Cuff property; thence along Cuff's line N. 3° 45' east 50 feet to an iron pin at the corner of Lots Nos. 2 and 3; thence with the line between Lots Nos. 2 and 3 N. 86° 15' west 100 feet to the point of beginning.

Being the same property conveyed to Robert D. Short, Jr., and James Fischer, by deed from Robert E. Crumpton and wife, Catherine C. Crumpton, as of record in Book 3026, page 263, 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.

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 30th day of March, 1960.

Robert D. Short, Jr.

James Fischer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeanne B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert D. Short, Jr., and James Fishher

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 30th day of March, 1960.

Jeanne B. Tidwell
Notary Public

My commission expires:
My Commission Expires May 15, 1963

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