K 3070

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 --- ($10.00) DOLLARS, cash in hand *paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2161, page 627; Book ____, page ____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Andy Marvin Fox and wife, Julia Fox

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Maude Allen Stuneck, Helen V. Gober and Anna E. Slatcher, to the survivor of them, it being the expressed intention of the grantors to convey to the grantees herein a survivorship estate,

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

Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Battlewood Section 2, as of record in Book 1835, pages 95 and 96, Register's Office for said County. Said Lot No. 114 fronts 134.9 feet on the west side of Drumond Drive and runs back 139.1 feet on the north line and 161.6 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 140.89 feet.

Being the same property conveyed to Andy Marvin Fox and wife, Julia Fox, by deed from Mary Elizabeth Zimmerman and husband, Albert D. Zimmerman, of record in Book 2544, page 228, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the 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 said Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 5th day of May, 1960.

Andy Marvin Fox

Julia Fox.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Andy Marvin Fox and wife, Julia Fox, 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 5th day of May 1960.

Tom G. Coleman
Notary Public

My commission expires: Nov. 13, 1960

83233

WARRANTY DEED

From

Andy Marvin Fox et ux

To

Maude Allen Stuneck et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

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