K 3071

84263

WARRANTY DEED

FROM

Floyd W. Humphrey, etux

TO

W. P. Ackerman, etux

...ISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day
of MAY A.D. 1960
at 9:07 o'clock A M.
Noted in Book 12 Page 127
Recorded in Book Page
Recording Fee $2.25
JAMES P. WILSON, Register
By B. Ann... Dep. Reg.

Guarant... ompany
Kansas City ... ce Company
Ame... ding
S.W. ... nion
NASH... SSEE

For and in Consideration of the sum of

Ten and no/100 - DOLLARS

cash in hand paid by W. P. Ackerman and wife, Helen A. Ackerman and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Floyd W. Humphrey and wife, Amanda Humphrey have bargained and sold, and by these presents do transfer and convey unto the said W. P. Ackerman and wife, Helen A. Ackerman their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 15 feet of lot No. 2, all of lot No. 3 and the easterly 35 feet of lot No. 4 of Block 21, on the plan of the unrecorded portion of Sylvan Park.
Said part of lot No.2, all of lot No. 3 and part of lot No. 4 front together 100 feet on the southerly side of Nebraska, formerly 8th Avenue and run back between parallel lines 160 feet to an alley.
Being part of the property conveyed to Floyd W. Humphrey and wife, Amanda Humphrey, by deed from J. E. Grimes and wife, of record in book 1725, page 316, Register's Office for said County.

This conveyance is made subject to an easement for a sewer.

The Nashville Bank and Trust Company, the lawful owner and holder of the indebtedness secured by deed of trust executed by Floyd W. Humphrey and wife to Albert H. Thomas, Trustee, dated June 3, 19__, and of record in book 1707, page 351 of the Register's Office of Davidson County, Tennessee joins in this conveyance solely for the purpose of releasing, and does hereby release and discharge, the lien of said deed of trust as to the land hereinabove described, the said lien of said deed of trust to be otherwise unimpaired and unaffected.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. P. Ackerman and wife, Helen A. Ackerman their heirs and assigns, forever.

And We do covenant with the said W. P. Ackerman and wife, Helen A. Ackerman that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for the year 1960 which are to be paid by the grantors.

G 175