BK 3075

WARRANTY DEED G-7590 — REAM E. POLK, 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,

ELTON CARTER, SR., ELTON CARTER, JR. AND ALVIN D. CARTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. VERNER PERKERSON, SR. and wife, FRANCES ELIZABETH PERKERSON, ***

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 Nos. 6 and 7 in the Springhead Plan, of record in Book 57, page 99, Register's Office for said County.

Said Lot No. 6 fronts 25 feet on the west side of East Hill Street, and extends back between parallel lines 140 feet more or less to an alley in the rear.

Being the same property conveyed to Alfred Rucks by deed from John A. Baxter, of record in Book 288, page 99, said Register's Office, the said Alfred Rucks having since died, and by will of record in Will Book 55, page 300, County Court of said County, devised said property to Elton Carter, Sr., Elton Carter, Jr., Alvin D. Carter and Alfred B. Carter, the said Alfred B. Carter having died intestate on June 26, 1954.

Lot No. 7 fronts 25 feet on the west side of East Hill Street and runs back between parallel lines 125 feet more or less to a ten foot alley in the rear.

Being the same property conveyed to Alfred Rucks by deed from Sarah Poteet, of record in Book 455, page 108, said Register's Office, the said Alfred Rucks having since died, and by will of record in Will Book 55, page 300, County Court of said County, devised said property to Elton Carter, Sr., Elton Carter, Jr., Alvin D. Carter and Alfred B. Carter, the said Alfred B. Carter having died intestate on June 26, 1954.

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 for all taxes for 1960, which have been 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 8th day of June, 1960 XXX

Elton Carter Sr. — Alvin D. Carter

Elton Carter Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elton Carter, Sr., Elton Carter, Jr. and Alvin D. Carter

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 8th day of June, 1960 XXX

My commission expires: 7-19-60

Notary Public

NASHVILLE TITLE COMPANY

"A" NASHVILLE

3.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received 13 Jun A.D. 1960
at 12:01 o'clock P.M.
Noted in Book 576 Page 67
Recorded in Book 2166 Page
Recording Fee
JAMES D. WILSON, Register
By D. Rucks D.R.

WARRANTY DEED
From
ELTON CARTER, SR. ET AL.
To
R. VERNER PERKERSON, SR. ET UX.
8433

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