BK 3096

WARRANTY DEED G-137090

REAU E. FOLK, JR., FORM

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,

SUE T. VIACHES and husband, ARTHUR VIACHES, and THELMA THOMASON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES R. GIVAN and wife, MORIE B. GIVAN,

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made May 29, 1959, by Hickerson-Miller, Engineers, as follows:

BEGINNING at a point in the south margin of Old Hickory Boulevard in the east line of the L. H. Jordan Property across the property and opposite the southeast corner of a tract of 1.8 acres owned by J. R. Henderson; thence along the margin of Old Hickory Boulevard in a southeasterly direction 1050 feet to a corner of a tract of 6.2 acres; thence along the westerly line of said tract, south 8° 20' west 600 feet to a point; thence north 87° 15' west 1018 feet to an 8 inch sugar maple; thence north 18° 30' east 180 feet to a point; thence north 4° 30' east along a fence and partly along L. H. Jordan's line, 525 feet to the point of beginning, containing 14.9 acres more or less.

Being part of the property conveyed to Sue T. Viaches and husband, Arthur Viaches, and Thelma Thomason, by deed from Lula Mai Holt, of record in Book 2901, page 50, said Register's Office.

This conveyance is made subject to a right of way of Old Hickory Boulevard.

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 26th day of May, 1960

Sue T. Viaches

Mrs Thelma Thomason

Arthur Viaches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Sue T. Viaches and husband, Arthur Viaches, and Thelma Thomason, 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 27th day of May, 1960

My commission expires: July 23, 1962

Reau E. Folk Jr
Notary Public

89413

WARRANTY DEED
MCRAF

From
SUE T. VIACHES ET AL

To
CHARLES R. GIVAN ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of JUN A.D. 1960 at 3:55 o'clock P.M.
Noted in Book 46 Page 111
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By
Asst. Reg.

REAU E. FOLK, JR., ATTY
NASHVILLE, TENNESSEE

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