BK 3098

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 2265, page 359; Book _____, page _____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Mrs. Gladys O. Knight, a widow,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto James D. Little and wife, Mrs. Ethel C. Little,

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:

Being Lot No. 73 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:
Lot No. 73 begins at an iron pin in the northerly margin of Goodland Road; thence in a northeasterly direction along the common line between Lots Nos. 72 and 73 a distance of 231.9 feet to a concrete monument, the common corner of Lots Nos. 73 and 72; thence in a southwesterly direction 244.2 feet along the common line between Lots No. 73 and 74 to an iron pin in the northeasterly margin of Goodland Road; thence in a southeasterly direction along the margin of Goodland Road a distance of 110 feet around a curve to a concrete monument; thence continuing in the same direction along the margin of Goodland Road a distance of 38.1 feet to the beginning.
Being the same property conveyed to Thomas O. Knight and wife, Gladys O. Knight, by deed from L. H. Hardaway and wife, Daisie Gupton Hardaway, of record in Book 2281, page 471, Register's Office for Davidson County, Tennessee.

The said Thomas O. Knight having since deceased on the 24th day of December, 1958,

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 my hand this 20th day of June, 1960.

Mrs. Gladys O. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Walker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Gladys O. Knight, a widow, the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27 day of June, 1960.

R. L. Walker
Notary Public

My commission expires: My Commission Expires May 9, 1961

91254

WARRANTY DEED

From

Mrs. Gladys O. Knight, a widow,

To

James D. Little et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JUN A.D. 1960
at 12:11 o'clock _M
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D. R.

PG 29