BK 3100

WARRANTY DEED

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,

D. FRANKLIN KARRAKER and wife, SARAH H. KARRAKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM F. CORNWELL and wife, MIRIAM W. CORNWELL,

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 the southerly 75.75 feet front and 75 feet rear of Lot No. 7 and the northerly 34 feet front and 25 feet rear of Lot No. 6 on the map showing subdivision of Lot No. 30 in Riverwood Subdivision, as of record in Book 843, page 28, Register's Office for said County, described according to a survey made by Erle Drake, County Surveyor, February 25, 1936, as follows:

Beginning at the southwest corner of Plymouth Avenue, extended, and Brush Hill Road; thence with the southerly margin of Plymouth Avenue, westwardly 245.5 feet; thence southwardly 100 feet to the northwest corner of the property conveyed to Charles Wilson Jones, Jr., and wife, by deed from Commerce Union Bank, Trustee, of record in Book 1020, page 46, said Register's Office; thence with said Jones' northerly line eastwardly 275 feet to the westerly margin of Brush Hill Road; thence with said road, northwardly 109.75 feet to the beginning.

Being the same property conveyed to D. Franklin Karraker and wife, Sarah H. Karraker, by deed from Joe H. Hoskins, Jr., and wife, of record in Book 2290, page 93, said Register's Office.

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 the 1960 taxes which have been prorated and 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 15th day of July, 19 60

D. Franklin Karraker

Sarah H. Karraker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Abernathy, a Notary Public in and for the State and County aforesaid, personally appeared the within named D. Franklin Karraker and wife, Sarah H. Karraker

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 15th day of July, 1960.

My commission expires: 11-12-1961

Notary Public

WARRANTY DEED
MCB&F
15

From 93470
D. FRANKLIN KARRAKER et ux,

To
WILLIAM F. CORNWELL et ux,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JUL A.D. 1960 at 2:57 o'clock
Noted in Book 26 Page 286
Recorded in Book 2206 Page
Recording Fee
JAMES P. WILSON, Register
By

BEAU E. FOLK, JR., A
NASHVILLE, TENNESS

BK 3100 PG 99