K 3102

WARRANTY DEED TOM G. COLEMAN, FORM

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 2292, page 174; Book ____, page ____, Register's Office for Davidson County, Tennessee.

and other good and valuable considerations

Junior M. Purcell and wife, Violet May Purcell

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto M. R. Gatlin and wife, Clara B. Gatlin

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. 13 on the Map of East Nashville Real Estate Company's Plan of Lots, of record in Book 57, page 11, Register's Office for said County.
Said Lot 13 fronts 51.5 feet on the north side of Grace Avenue, formerly Josephine Street, and runs back between lines, along the west margin of Lischey Avenue or North 4th Street, 165 feet to an alley on which it measures 4 1/3 feet.
Being the same property conveyed to J. M. Purcell and wife, Violet May Purcell by deed from Mutual Real Estate Corporation as recorded in Book 3034, page 210 Register's Office for Davidson County Tennessee.

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 our hand R this 2 day of July, 1960.

DOCUMENTARY

Junior M. Purcell

Violet May Purcell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, H E Jenkins, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. M. Purcell and wife, Violet May Purcell, 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 2 day of July, 1960.

NOTARY PUBLIC
H. E. JENKINS

My Commission Expires October 12, 1963

My commission expires: _____

H E Jenkins
Notary Public
NOTARY PUBLIC AT LARGE
FOR THE STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED
From Junior M. Purcell et ux
To M. R. Gatlin et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of July A.D. 1960 at 12:26 o'clock M.
Noted in Book 26 Page 339
Recorded in Book ____ Page ____
Recording Fee $1.00
JAMES P. WILSON, Register
By Emily Jones D.R.

G 177