K 3103

WARRANTY DEED

For and in consideration of the sum of ----SIXTY-FIVE HUNDRED---------

----------($6600.00)----------DOLLARS

PAID IN CASH- by Edward E. Thalmann, to GILMORE-CLUNAN CO., the receipt of which is hereby acknowledged,

GILMORE-CLUNAN CO., a Tennessee Corporation, has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Edward E. Thalmann, & wife Ann H. Thalmann, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being parts of lots Nos. 3 and 4 on the Plan of John Nelson's Addition, as of record in book 2, page 182, Register's Office for said County, also known as parts of lots Nos. 9 and 10 on the Plan of W. W. Sullivan's Lots, as of record in book 8, page 147, said Register's Office, described as follows:

Beginning on the easterly margin of 4th Avenue South, formerly Cherry Street, at the northwest corner of the property conveyed to Edward E. Thalmann by deed from Emma Thalmann, of record in book 1585, page 363, said Register's Office; thence with the northerly line of said Thalmann's property, eastwardly 120 feet, more or less, to the westerly margin of an alley; thence with said alley, southwardly 40 feet to the southeast corner of the property conveyed to Mrs. F. Brown and wife by deed from Thos. F. Squire and wife, of record in book 725, page 208, said Register's Office; thence with the southerly line of said Brown's property, westwardly 120 feet, more or less, to the easterly margin of 4th Avenue South; thence with said Avenue, southwardly 40 feet to the beginning.

Being part of the real property conveyed to Gilmore-Clunan Co., a Tennessee corporation, by deed from Stanley Norton, Trustee, dated August 3, 1949, filed November 3, 1954, and recorded in book 2304, page 24, 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 said Edward E. Thalmann, & wife Ann H. Thalmann, their heirs and assigns, forever.

And it does ~~x~~covenant with the said Edward E. Thalmann & wife Ann H. Thalman, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the 1960 CITY AND COUNTY TAXES which the purchaser assumes and agrees to pay when due.

And it does further covenant and bind itself its successors and representatives, to warrant and forever defend the title to the said land to the said Edward E. Thalmann, & wife Ann H. Thalmann, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hand's this fourth day of August, 1960.

GILMORE-CLUNAN CO.,

BY Cleary Gilmore Pres.

Attest Lucille Lehmon Secretary

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