K 3127

WARRANTY DEED BEAU E. FOLK, JR., PRINTER **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN AND NO/100 ----------
---------- DOLLARS ($ 10.00),
Cash in hand paid by James O. Carnahan and wife, Janie T. Carnahan, and other good and valuable considerations, receipt of which is hereby acknowledged, and who further agree to assume the balance of a note given to secure Kimbrough-Phillips Company, dated August 17, 1956, recorded in Book 2562, page 99, balance of which is Eleven Thousand, Six Hundred Fifty-three and Thirty-Eight/100 ($11,653.38) Dollars, We

Joseph Esley Dillingham and wife, Dora Elizabeth Dillingham

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

James O. Carnahan and wife, Janie T. Carnahan

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 Davidson County, Tennessee, being Lot No. 54, Hillhurst Acres, Section 2, as of record in Book 2331, page 70, Register's Office for said County.
Said Lot No. 54 fronts 88 feet on the east side of Stanwyck Drive, and runs back 325.7 feet on the north line and 326.8 feet on the south line, to a dead line in the rear on which it measures 114.8 feet thereon.
Being the same property conveyed to Joseph Esley Dillingham and wife, Dora Elizabeth Dillingham, by deed from Gaines and Gregory Construction Company, Inc., as of record in Book 2590, page 593, 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.

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 25th day of August, 1960

Joseph Esley Dillingham
Dora Elizabeth Dillingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie C. Claxton, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joseph Esley Dillingham and wife, Dora Elizabeth Dillingham, 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, Davidson County, Tennessee, this the 25th day of August, 1960

Bonnie C. Claxton
Notary Public

My commission expires July 24, 1963.

WARRANTY DEED
From 99953
Joseph Esley Dillingham and wife,
Dora Elizabeth Dillingham
To
James O. Carnahan and wife,
Janie T. Carnahan

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of AUG A.D. 1960 at 2:22 o'clock P.M.
Noted in Book 3127 Page 270
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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