K 3127

WARRANTY DEED **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),

cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged.

Elbert Lunn and wife, Elizabeth F. Lunn,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Malcolm L. Barrett and wife, Rachel S. Barrett

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 part of Lot No. 172 on the Map of Glencliff Estates, Section Three, of record in Book 1424, page 1, Register's Office for said County.
Said Lot No. 172 fronts 133.2 feet on the westerly side of Winthorne Drive, and runs back between lines, 209.3 feet on the north line and 287.9 feet on the south line, to a dead line in the rear, measuring 134.7 feet thereon.
It is the intention of all the parties to this conveyance to expressly exclude from the above legal description that part of said Lot No. 172 which fronts 133.2 feet on the westerly side of Winthorne Drive and extends back 209.3 feet on the north line and 209.3 feet on the south line to a dead line in the rear on which it measures 133.2 feet, more or less, it being the desire of Elbert Lunn and wife, Elizabeth F. Lunn to retain title to this portion of Lot No. 172, thereby conveying to Malcolm L. Barrett and wife, Rachel S. Barrett, a triangular portion in the rear on which the measurements are 134.7 feet, the hypotenuse of this triangle that is left 133.2 feet on the base of said triangle and 78.6 feet on the altitude of said triangle.
Being the same property conveyed to Elbert Lunn and wife, Elizabeth F. Lunn, by deed from Malcolm L. Barrett and wife, Rachel Barrett, of record in Book 2643, page 533, 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 15th day of July, 1960

Elizabeth F. Lunn

Elbert Lunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elbert Lunn and wife, Elizabeth F. Lunn,

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

Tom G. Coleman
Notary Public

My commission expires: Nov. 13, 1961

WARRANTY DEED

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From Elbert Lunn et ux

To Malcolm L. Barrett et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day A.D. 1960
Recorded in Book Page
Noted in Book Page
Recording Fee
JAMES D. WILSON, Register

BARRETT REALTY CO.
976 Murfreesboro Road
Nashville, Tenn.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

7/15

File Tom Coleman

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