K 3128

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 2678, page 161; Book____, page____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

David M. Goodrich and wife, Alma B. Goodrich,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Mrs. Grace Virginia Hall, to her sole and separate estate free from the claims of all past, present or future husbands with full power to sell, mortgage or otherwise convey without the joinder of same, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hidden Acres, Second Addition, as of record in Book 2083, page 79, Register's Office for said County.

Said Lot No. 11 fronts 44.29 feet on the southwesterly side of Ruby Lee Drive and runs back 213.26 feet on the northwesterly line and 204.55 feet on the southeasterly line to a dead line in the rear, measuring 102.4 feet thereon.

Being the same property conveyed to David M. Goodrich and wife, Alma B. Goodrich, by deed from Gary Cooper Motors, Incorporated, of record in Book 2704, page 153, 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 hands this 26th day of August, 19 60.

David M. Goodrich

Alma B. Goodrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named David M. Goodrich and wife, Alma B. Goodrich 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 29th day of August 19 60.

Tom G. Coleman Jr.
Notary Public

My commission expires: Nov. 13, 1960

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