K 3135

Book 2137 Page 265

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by JAMES A. HUTCHISON AND WIFE, CATHERINE W. HUTCHISON

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MARCUS LEE SHANNON, III AND WIFE, MARGARET S. SHANNON

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 96 on the Plan of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said lot fronts 60 feet on the northerly side of Essex Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Marcus Lee Shannon, III and wife, Margaret S. Shannon, by deed from Hazel H. Jordan and husband, of record in Book 2442, page 247, said Register's Office.

STATE TAX $ 13.43
PROBATE
TOTAL $ 13.43

OCT 14 1960

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 12th day of October, 19 60

Marcus Lee Shannon III
Marcus Lee Shannon, III

Margaret S. Shannon
Margaret S. Shannon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JNO. C. JEFFORDS, a Notary Public in and for said County and State, the within named Marcus Lee Shannon, III and wife, Margaret S. Shannon

the bargainors, 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 12th day of October, 19 60

My Commission expires May 16th 1964

Jno. C. Jeffords
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
14 day of OCT A.D. 1960
at 3:00 o'clock P.M.
Noted in Book 2442 Page 265
Recording Fee $2.00
JAMES P. WILSON, Register

TENNESSEE TITLE COMPANY

Warranty Deed
G-130760 WMS

From 7783

MARCUS LEE SHANNON, III, ET UX

To

JAMES A. HUTCHISON, ET UX

RETURN TO REGISTER'S OFFICE
FARMER PUT IN TENN. TITLE CO.

G 265