K 3135

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WARRANTY DEED G-140278 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

J. C. PEEBLES and wife, MERLE B. PEEBLES,

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

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:

Being Lot No. 13 on the Map of the Subdivision of the estate of Daniel McIntyre, deceased, of record in Book 3, page 30 of the Chancery Court at Nashville.

Said Lot No. 13 fronts 60 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. C. Peebles and wife, Merle B. Peebles, by deed from Lorraine H. Durrett, a widow, of record in Book 2436, page 501, Register's Office for said County,

This conveyance is made subject to restrictions of record in Book 1129, page 363, 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 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 17th day of October, 19 60

J. C. Peebles

Merle B. Peebles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named J. C. Peebles and wife, Merle B. Peebles

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 17th day of October, 19 60.

My commission expires: July 23, 1962

Reau E. Folk Jr.
Notary Public

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 18 day of OCT A.D. 1960 at 1:47 o'clock P.M.
Noted in Book 97 Page 114
Recorded in Book 3135 Page 615
Recording Fee $2.00
JAMES P. WILSON, Register
By P. Hunt D.C.

WARRANTY DEED
CB&F
From
J. C. PEEBLES ET UX,
To
JEFFIE KATE WELLS, UNMARRIED,
8185

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