K 3136

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WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of ----------TEN AND NO/100 ---------- DOLLARS ($10.00),

Cash in hand paid by Henry C. Anderson and wife, Margaret M. Anderson, and other good and valuable considerations, receipt of which are hereby acknowledged, we

Alfred R. Downey and wife, Estelle Downey

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Henry C. Anderson and wife, Margaret M. Anderson

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. 177 on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Alfred R. Downey and wife, Estelle Downey, by deed from L. M. Sloan, Sr. and wife, of record in Book 1875, page 343, 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 29th day of July, 1960

Alfred R. Downey

Estelle Downey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alfred R. Downey and wife, Estelle Downey

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 29th day of July, 1960

James M. Foster
Notary Public

My commission expires: November 17, 1963.

File Foster

WARRANTY DEED
From 83527
Alfred R. Downey and wife,
Estelle Downey
To
Henry C. Anderson and wife,
Margaret M. Anderson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of Oct. A.D. 1960 at 8:36 o'clock A.M.
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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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