K 3136

REAU E. FOLK, JR., FORM

WARRANTY DEED 139831

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,

HARRY G. GRAHAM and H. B. SHEETS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT EARL ALLEN and wife, MARGARET M. ALLEN,

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. 682 on the Plan of Charlotte Park, Section Eleven, as of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of River Rouge Drive, at the corner of Lots Nos. 682 and 688; thence with the line between said lots, northeasterly 118 feet to a corner of Lot No. 681; thence with the line between Lots Nos. 681 and 682, northwesterly 104.7 feet to the southeasterly margin of Thunderbird Drive; thence with the margin of the same, southwesterly 93 feet to the beginning of a curve; thence around said curve, southerly 39 feet to the northeasterly margin of River Rouge Drive; thence with the margin of the same, southeasterly 79 feet to the point of beginning.

Being the same property conveyed to Harry G. Graham and H. B. Sheets, by deed from Consolidated Developments, Inc., of record in Book 3066, page 540, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3033, page 638; and also to an agreement in regard to a sewerage system, as of record in Book 2593, page 566, 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 18th day of October, 19 60.

Harry G. Graham

H B Sheets

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, B. W. Howard, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry G. Graham and H. B. Sheets

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 18th day of October, 19 60.

B. W. Howard
Notary Public

My commission expires: October 28, 1963

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