K 3157

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by SIDNEY ROY RICHARDSON AND WIFE, MARY R. RICHARDSON

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

JAMES M. FRIZZELL AND WIFE, MINNIE FRIZZELL

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. 102 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County.

Said lot fronts 75 feet on the westerly side of Ridgeway Driveand runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James M. Frizzell and wife, Minnie Frizzell, by deed from E. S. Evans, Incorporated, of record in Book 1853, page 151, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 1785, page 631 and in Book 1807, page 413, 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 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 28th day of October, 19 60

James M. Frizzell

James M. Frizzell

Minnie Frizzell

Minnie Frizzell

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James M. Frizzell and wife, Minnie Frizzell

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 28th day of October, 19 60

Commission expires April 24, 1962

L. D. Richards

Notary Public.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of Oct A.D. 1960 at 2:00 o'clock P.M.
Noted in Book 2709 Page 295
Recorded in Book
Recording Fee 2.00
JAMES P. WILSON, Register
By

Warranty Deed
G-140530 mas
FROM
JAMES M. FRIZZELL, ET UX
10179
To
SIDNEY ROY RICHARDSON, ET UX

G 463