K 3158

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of One hundred seventy-five and no/100 ($175.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

We, Luther M. Taylor, Jr., and wife Laura Taylor have bargained and sold, and by these presents do transfer and convey unto the said Maurice Karr and wife Joy Karr 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. 30 on the Plan of W. J. Myers' Subdivision of Maxey's Addition to Brownsville, as of record in book 332, page 66, Register's Office for Davidson County, Tennessee. Said Lot No. 30 fronts 50 feet on the westerly side of Rock City Avenue and extends back between parallel lines 150 feet to an alley.
Being the same property conveyed to Luther M. Taylor, Jr., by deed of record in book 2800, page 553, R. O. D. C. Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maurice Karr and wife Joy Karr their heirs and assigns, forever.

And we do covenant with the said Maurice Karr and wife Joy Karr 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.

And we, Luther M. Taylor, Jr., and wife Laura Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Maurice Karr and wife Joy Karr their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of November, 19 60

Luther M. Taylor Jr.
Laura Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W T Mc[illegible], a Notary Public in and for said County and State, the within named Luther M. Taylor, Jr., ~~and wife Laura Taylor~~ the bargainor, 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 office, this 2 day of November, 19 60

Commission expires 7-26-64

W T Mc[illegible]
Notary Public

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