BK 3159

WARRANTY DEED

The DAVIDSON COUNTY TITLE INS. CO. INC.

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($10.00),
Cash in hand paid, the receipt of all of which is hereby acknowledged, together with the further consideration that the Grantees herein assume and hereby agree to pay the unpaid balance of an original indebtedness to Fidelity Federal Savings and Loan Association in Nashville, Tennessee, evidenced by a Deed of Trust of record in Book 2215, page 257 in the Register's Office for Davidson County, Tennessee

we, John W. Hagewood and wife, Tunnell Hagewood,
hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto
Benton Howard Price and wife, Bessie Clay Price
hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in said County, being Lot No. 106 on the Map of Clover Hill Sub-Division, Section II, as of record in Book 2133, page 46, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 75 feet on the southerly side of Cottenwood Drive and extends back between lines 194 feet on the westerly side and 192.6 feet on the easterly side to a dead line in the rear on which it measures 76.4 feet.

Being the same property conveyed to John W. Hagewood and wife, Tunnell Hagewood, from Benton Howard Price and wife, Bessie Clay Price, by deed of record in Book 2960, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions and easements of record in Book 2145, page 262, and in Book 2133, page 46, in 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, except for Deed of Trust as set out above.

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 31 day of October, 1960

John W. Hagewood

Tunnell Hagewood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William T. Chapman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John W. Hagewood and wife, Tunnell Hagewood
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 Donelson, Tennessee, this, the 31st day of October, 1960.

My commission expires 7/25/63

William T. Chapman, Jr.
Notary Public

WARRANTY DEED
From 11830
JOHN W. HAGEWOOD ET UX
To
BENTON HOWARD PRICE ET

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 Nov A.D. 1960
at 2:30 o'clock P.M.
Noted in Book 2960 Page 417
Recorded in Book Page
Recording Fee $2.20
JOHN P. WILSON, Register
By [illegible] D.C.

JIM TRAUGHBER, ATTORNEY
2760 LEBANON ROAD
DONELSON, TENNESSEE
TU 3-1148

The DAVIDSON COUNTY TITLE INSURANCE CO. INC.
"A Guaranteed Title"
NASHVILLE 14, TENNESSEE

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