BK 3160

WARRANTY DEED   TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ---($ 10.00) DOLLARS, cash in hand*paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2700, page 328; Book ___, page ___, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Clinton Davis and wife, Jean Ellen Davis

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Chester A. Slate and wife, Rose P. Slate,

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 34 on the Plan of Shelby Village No. 2, as of record in Book 1835, page 48, Register's Office for said County.

Said Lot No. 34 fronts 60 feet on the northwesterly side of Electric Avenue and runs back 121.5 feet on the northeasterly line and 95 feet on the southwesterly line to a dead line, measuring 66.2 feet thereon.

Being the same property conveyed to Clinton Davis and wife, Jean Ellen Davis, by deed from William H. Hutton and wife, Nona Mai Hutton, of record in Book 2700, page 328, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in the 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 said Seller, his heirs, successors, and assigns, forever.
And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
The word "Seller" when used is meant to include the Grantor or Grantors named in the conveying clause of this deed.
The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.
Whatever gender used shall be construed to mean any gender.

Witness our hands this 20th day of November, 1960.

Clinton Davis
Jean Ellen Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeanne A. Tilley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clinton Davis and wife, Jean Ellen Davis 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 20th day of November, 1960.

Jeanne A. Tilley
Notary Public

My commission expires: January 22, 1963.

WARRANTY DEED

From 13456
Clinton Davis et ux

To
Chester A. Slate et ux

RUSH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of NOV A.D. 1960 at 1:26 o'clock
Noted in Book 92 Page 354
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register

PG 453