BK 3160

WARRANTY DEED C-1405/1 REAU E. FOLK, JR., FORM

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,

MILDRED MILAN MAJOR, now WOOD, joined by her husband, RUSSELL LEE WOOD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL H. SNIPES and wife, FRANCES SNIPES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 12th Civil District, State of Tennessee, described as follows:

Being part of the "Hawkins Property" shown adjoining the Plan of Laverne Acres, as of record in Book 2330, page 14, Register's Office for said County, as follows:

Beginning at a point in the South margin of New Swing Lane, at a concrete monument at the northwest corner of Lot No. 3, Laverne Acres, on the Plan above referred to; thence with the margin of said Lane, North 72° 11' West 135.3 feet to a point ; thence South 6° 15' West 221.3 feet to a point; thence South 83° 25' East 103.4 feet to a concrete monument at the southwest corner of Lot No. 3 above referred to; thence along the line of said lot, North 1° 45' East 221.3 feet to the point of beginning.

Being the same property conveyed to Mildred Milan Major, now Wood, to her sole and separate estate, by deed from Ashton G. Sanders and wife, as of record in Book 2450, page 169, 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.

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 21st day of November, 19 62.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred Milan Major, now Wood, and husband Russell Lee Wood,

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 21st day of November, 19 62.

My commission expires: July 23, 1962

Notary Public

WARRANTY DEED
C&F
From 13467
MILDRED MILAN MAJOR, NOW WOOD
To
CARL H. SNIPES and wife,
FRANCES SNIPES,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 27 day of NOV A.D. 1962 at 2:15 o'clock P.M.
Noted in book 97 Page 354
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register



REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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