BK 3161

WARRANTY DEED — BEAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN AND NO/100 ---------- DOLLARS ($ 10.00), Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged.

Roy Beasley Lankford and wife, Frances G. Lankford

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth R. Ezzell and wife, Nella C. Ezzell

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

Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 90 feet of lots Nos. 74, 75 and 76 on the Plan of Bransford Realty Company's Subdivision of the Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for said County.

Said part of lots Nos. 74, 75 and 76 fronts 45 feet on the southerly side of Leland Avenue and runs back between parallel lines 150 feet to the northerly line of lot No. 77.

Being the same real property conveyed to Roy Beasley Lankford and wife, Frances G. Lankford, by deed from R. Loyd Scobey, Jr., Trustee, dated February 21, 1947, filed February 25, 1947, and recorded in Book 1453, page 143, 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 2nd day of November, 1960.

Roy Beasley Lankford

Frances G. Lankford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy Beasley Lankford and wife, Frances G. Lankford, 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, Davidson County, Tennessee, this, the 2nd day of November, 1960.

My commission expires: November 17, 1963.

James M. Foster
Notary Public

WARRANTY DEED
From 13784
Roy Beasley Lankford and wife,
Frances G. Lankford
To
Kenneth R. Ezzell and wife,
Nella C. Ezzell

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 3rd day of NOV A.D. 1960
at 3:03 o'clock P.M.
Noted in Book 3161 Page 53
Recorded in Book 3161 Page 53
Recording Fee $2.50
JAMES P. WILSON, Register
By

NASHVILLE TITLE
"A Guarantee
NASHVILLE, T

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