K 3164

WARRANTY DEED G-159886 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,

REAU E. FOLK, JR., TRUSTEE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP J. HOSTETTLER and wife, JOYCE M. HOSTETTLER,

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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, August 12, 1959, as follows:

Beginning at an iron pin on the southerly margin of Cantarutti Road at the southwest corner of the property conveyed to Charles L. Bixler and wife by deed from Reau E. Folk, Jr., Trustee, of record in Book 2992, page 585, Register's Office for said County; thence with the southerly margin of said Road south 55° west 125 feet to an iron pin; thence south 35° 15' east 335 feet more or less to the center of a branch; thence with same north 9° 20'east 154.3 feet to said Bixler's southeast corner; thence with said Bixler's southern boundary line north 36° west 250 feet more or less to the beginning, containing 0.8 acres more or less.

Being the same property conveyed to Reau E. Folk, Jr., Trustee by deed from Kenneth Rottero and wife, of record in Book 2809, page 383, 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 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 9th day of December, 19 60

Reau E. Folk Jr. Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nola Walker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Reau E. Folk, Jr., Trustee the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 9th day of December, 19 60

Nola Walker
Notary Public

My commission expires: April 16, 1963

WARRANTY DEED
C&F
From
REAU E. FOLK, JR., TRUSTEE
17296
To
PHILLIP J. HOSTETTLER et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of DEC A.D. 1960 at 10:31 o'clock A.M.
Noted in Book 2992 Page 585
Recorded in Book 2992 Page 263
Recording Fee $2.00
JAMES B. WILSON, Register
By [illegible] D.C.

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

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