K 3166

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 1736, page 245 ; Book 2735, page 36 , Register's Office for Davidson County, Tennessee.
* and other good and valuable considerations

Franklin M. Jenkins and wife, Barbara A. Jenkins,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto E. L. Ellison and wife, Theo V. Ellison

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. 175 on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 175 fronts 105 feet on the easterly side of Aladdin Drive and runs back 123.4 feet on the northerly line and 119 feet on the southerly line to a dead line, measuring 103.36 feet thereon.

Being the same real property conveyed to Franklin M. Jenkins and wife, Barbara A. Jenkins by deed from Marion E. Wooden and wife, Mary B. Wooden, of record in Book 2881, page 361, 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 hand s this 7th day of July , 19 60.

Franklin M. Jenkins

Barbara A. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Walker , a Notary Public in and for the State and County aforesaid, personally appeared the within named Franklin M. Jenkins and wife, Barbara A. Jenkins 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 30 day of [illegible]
19 60 .

R. L. Walker
Notary Public

My commission expires: My Commission Expires May 9, 1963

20018

WARRANTY DEED

From

Franklin M. Jenkins et ux

To

E. L. Ellison et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
of JAN A.D. 1961
at 10:45 o'clock A. M.
Noted in Book 47 Page 162
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By [signature] Dpt. Reg.

G 211