K 3181

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 ____, page ____; Book ____, page ____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

James H. Gray

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Edith C. Gray, to her sole and separate estate free from all the claims of any present, past and future husbands, with full power to sell, mortgage or otherwise convey without the joinder of same,

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:

Land in Davidson County, Tennessee, being Lot No. 503 on the Map of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 503 fronts 95 feet on the north side of Crosswood Drive and runs back between lines 169.5 feet on the west line and 140 feet on the east line to a dead line in the rear on which it measures 64 feet.

Being the same property conveyed to James H. Gray and wife, Edith C. Gray, by deed from J. R. Coarsey, Trustee, of record in Book 2451, page 61, 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 my hand this 13th day of February, 1961.

James H. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James A. Carney, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Gray 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 13th day of February 1961.

James A. Carney
Notary Public

My commission expires: November 23, 1964

WARRANTY DEED

26421

From James H. Gray

To Edith C. Gray

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of FEB A.D. 1961 at 10:52 o'clock A M.
Noted in Book 98 Page 93
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register

File Coleman

G 481