K 3182

WARRANTY DEED G-141992 REAU E. FOLK, JR., ATTY. 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,

IRA T. ADAMS and wife, MARTHA S. ADAMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERNARD GERINGER and wife, ETHEL M. GERINGER,

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 Lot No. 3 on the Map of Part One, Evergreen Heights, of record in Book 1130, page 19, Register's Office for said County.

Said Lot fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Joe R. Hendrickson and wife, as of record in Book 3072, page 411, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1119, page 585; Book 1333, page 139 and in Book 3072, page 411, 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, except for 1961 S.C. taxes, which have been prorated and assumed by the grantees.

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 15th day of February, 1961.

Ira T. Adams

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 Ira T. Adams and wife, Martha S. Adams,

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 15th day of February, 1961.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
C.B.&F.
From
IRA T. ADAMS, et ux
#6651
To
BERNARD GERINGER, et ux

Rec'd for Record Feb. 21 1961 at 2:55 P.M.
Book 76 Page 300
Fee $1.10
JAMES P. WILSON

DOCUMENTARY TAX $.80

$261954

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

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