K 3183

REAU E. FOLK, JR., FORM

WARRANTY DEED G-142343

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, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated November 29, 1949, in the original principal sum of $11,200.00, executed by Ralph J. Kornman and wife, and payable to the order of Kimbrough Phillips Company, in monthly installments of $67.83 each, including interest at 4% per annum, beginning February 1, 1950, the said note being secured by a deed of trust executed by Ralph J. Kornman and wife to Miller Kimbrough, Trustee, of record in Book 1790, page 527, said Register's Office for Davidson County, Tennessee.

BERNIE GERINGER and wife, ETHEL M. GERINGER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SIDNEY F. WILKERSON and wife, CLARA OLKAIN WILKERSON,

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:

Being the southerly one-half of Lot No. 10 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County.

Said part of Lot No. 10 fronts 92½ feet on the westerly side of Estes Avenue, formerly Wilson Avenue, and extends back 110.9 feet on the northerly line and 118 feet on the southerly line to the easterly line of Lot No. 17, measuring 93.75 feet thereon.

Being the same property conveyed to Bernie Geringer and wife, Ethel M. Geringer, by deed from Ralph J. Kornman and wife, as of record in Book 1970, page 623, 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., except as shown above.

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 24th day of February, 19 61

Bernie Geringer

Ethel M. Geringer

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 Bernie Geringer and wife, Ethel M. Geringer, 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 24th day of February, 19 61

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
CB&F
From
BERNIE GERINGER, et ux.
27825
To
SIDNEY F. WILKERSON, et ux.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of FEB A.D. 1961
at 1:57 o'clock P.M. and recorded in Book 2K Page 117
Recording Fee 1.00
JAMES P. WILSON, Register
By

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

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