K 3183

WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of One and no/100 - DOLLARS ($1.00),

cash in hand to us paid by Henry F. Todd and wife, Dorothy S. Todd, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, Lawrence A. Wellborn and wife, Earlene B. Wellborn,

hereinafter called the Grantor, ~~has~~ have bargained and sold, and by these presents do transfer and convey unto said Henry F. Todd and wife, Dorothy S. Todd,

hereinafter called the Grantee, ~~his~~ their 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 part of Lot No. 1 in Spring Park Plan, according to the Plan of record in Book 57, page 134, Register's Office for said County.

Said part of Lot No. 1 beginning at the northeast corner of Fatherland Street and 13th Street, formerly Ann Street, and running northwardly along the eastern margin of 13th Street, formerly Ann Street, 50 feet to a point; thence eastwardly 160 feet to a point; thence southwardly parallel with 13th street, formerly Ann Street, 50 feet to the northerly margin of Fatherland Street; thence westwardly along the northerly margin of Fatherland Street, 160 feet to the point of beginning.

Being the same property conveyed to Lawrence A. Wellborn, by deed from Jas Quinn and wife, Mary Boyte Quinn, of record in Book 2438, page 543, 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~~ their heirs, successors and assigns, forever.

And the Grantors covenants with the Grantees that (they are) ~~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 unpaid taxes and vendors lien retained in deed of record in Book 2241, page 402 RODC

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 25 day of February 19 61

Lawrence A. Wellborn

Earlene B. Wellborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Orville L. Hoberry, a Notary Public, for the State and County aforesaid, personally appeared the within named Lawrence A. Wellborn and Earlene B. Wellborn,

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 25 day of February, 19 61

Orville L. Hoberry

My commission expires: My Commission Expires July 22, 1964

27885

WARRANTY DEED

From L. A. Wellborn et ux

To Henry F. Todd et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 of FEB A.D. 1961
at 8:10 o'clock A
Noted in Book 98 Page 160
Recorded in Book ___ Page ___
Recording Fee $2.00
P. WILSON, Register
By C. M. Kimsey, Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 299