K 3183

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100 - DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, H. E. LeGraff and wife, Annie E. LeGraff

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Van A. Dean and wife, Edith P. Dean

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 Lot No. 23 on the map of W. E. Quin, Jr.'s Lebanon Road Subdivision of record in Book 1424, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 100 feet on the westerly side of Quin Circle and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to H. E. LeGraff and wife, Annie E. LeGraff by deed dated October 7, 1959, from George W. Bracey and wife, Anita Sloan Bracey, as of record in Book 2963, Page 561, 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.

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 ____ day of February, 19 61

H. E. Le Graff

Annie E. LeGraff

STATE OF TENNESSEE
COUNTY OF ________

Before me, ________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ________

the bargainor(s), with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ________, Tennessee, this, the ____ day of ________, 19 6_

________ Notary Public

My commission expires: ________

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED

From

H. E. LE GRAFF, ET UX

282229 To

VAN A. DEAN, ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register

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