BK 3184

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 2347 , page 333; Book ____ , page ____ , Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

James A. Carney, Trustee, for Dora W. Mullens, beneficiary,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto James H. Bush and wife, Allene Bush,

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. 382 on the Map of Joywood Heights, Section II-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 382 fronts 60.1 feet on the west side of Flamingo Drive and runs back between lines 194.2 feet on the south line and 194.9 feet on the north line, which is a broken line, to a dead line in the rear measuring 52 feet thereon.

Being the same property conveyed to James A. Carney, Trustee, by Trustee's Deed from Tom Coleman, Trustee, of record in Book 3178, page 391, Register's Office for Davidson County, Tennessee.

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 7th day of March , 19 61 .

James A. Carney, Trustee
for Dora W. Mullens beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Carney, Trustee, for Dora W. Mullens 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 8th day of March 19 61 .

Tom G. Coleman
Notary Public

My commission expires: Nov. 23, 1964

28324

WARRANTY DEED

From

James A. Carney, Trustee

To

James H. Bush et ux

STATE OF TENNESSEE
... COUNTY
9:15 o'clock ... MAR A.D. 1961
Noted in Book 98 Page 325
Recorded in Book ___ Page ___
Recording Fee 2.00
JAMES P. WILSON, Reg.

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