K 3217

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by MARY FRANCES RODGERS TURNBO

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

FRED W. RODGERS, a widower,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

his 1/2 undivided interest in and to

Being Lot No. 64 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for said County.
Said Lot No. 64 fronts 50 feet on the southerly side of Electric Avenue, and runs back between parallel lines with the westerly marginof South 18th Street, 150 feet to an alley.
Being the same property conveyed to Fred W. Rodgers, and wife, Mary A. Rodgers, by deed from Campbell D. Mackey and wife, as of record in Book 2741, page 85, said Register's Office, and the said Mary A. Rodgers having since died, as to a 1/2 undivided interest; and the other 1/2 undivided interest is in Arthur D. Rodgers, by deed from Campbell D. Mackey and wife, as of record in Book 2741, page 85, said Register's Office. The said Arthur D. Rodgers died intestate March 18, 1961, never having been married, and left surviving him as his only heir at law his sister Mary Frances Rodgers Turnbo.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, unless otherwise hereon set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of March, 19 61

Fred W. Rodgers
Fred W. Rodgers

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named Fred W. Rodgers, a widower

the bargainer, 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 30th day of March, 1961

Commission expires October 28, 1963

B. W. Howard
B. W. Howard Notary Public.

Warranty Deed
G.L.1316.3m
From
Fred W. Rodgers
To
Mary Frances Rodgers Turnbo

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of MAR A.D. 1961 at 8:45 o'clock A.M.
Noted in Book 2741 Page 345
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

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Published by TENNESSEE TITLE COMPANY

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