BK 3218

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten Dollars ($10.00) AND other good and valuable ~~DOLLARS~~ considerations,

cash in hand paid by John Marshall Andrews III and wife, Ella Pope Andrews

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

James C. Poole and wife, Clara W. Poole

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:

Land in Davidson County, Tennessee, being Lot No. 4, Block "E" Greenland Estates, a plat of which is of record in Book 974, page 13, Register's Office for said County.

Said Lot No. 4 fronts 57.2 feet on the easterly side of Addine Street and extends back between lines 176.7 feet on the northerly side and 148.7 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to James C. Poole and wife, Clara W. Poole, by deed from Evans and Crockett, Inc., a Tennessee Corporation, of record in Book 2753, Page 377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The Grantees assume and promise to pay the unpaid balance of the original mortgage on said property, and assume the existing escrow account.

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 unencumbered, unless otherwise herein 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.

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.

Witness our hands this 10th day of April, 1961.

James C. Poole

Clara W. Poole

STATE OF TENNESSEE
DAVIDSON COUNTY.

Personally appeared before me, Ed A. Beasley, a Notary Public in and for said County and State, the within named James C. Poole and wife, Clara W. Poole

the bargainors, 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 10th day of April, 1961.

Commission expires April 21, 1963

Ed A Beasley
Notary Public.

Warranty Deed

FROM 53843

James C. Poole, etux

TO

John Marshall Andrews III, etux

APR 11 1961 recorded in Book 2771 Page 431 Recording Fee $2.75

JAMES P. WILSON, Register

TENNESSEE TITLE COMPANY

LAWYERS TITLE INSURANCE CORPORATION

BK 469