K 3220

WARRANTY DEED

For and in consideration of the sum of FOUR THOUSAND($4,000.00)Dollars, cash in hand paid, by the vendees, the receipt of which is hereby acknowledged, we, Harry H. Graves and wife, Essie Graves, have bargained and sold, and by these presents do transfer and convey unto the said James C. Pickett and wife, Lois T. Pickett, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly 50 feet of lot No. 17 in the W.H. Hyronemus' Addition to Nashville, Tennessee, a plan of which is of record in book 161, page 174, Register's Office for said County.

Said part of lot No. 17 fronts 50 feet on the south side of Sharpe Avenue or Street and runs back between parallel lines 168 feet to an alley.

Being the same real property conveyed to Harry H. Graves and wife, Essie Graves, by deed from Mrs. Minnie G. Gregory, of record in book 1314, page 341, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Pickett and wife, Lois T. Pickett, their heirs and assigns, forever.

And we do covenant with the said James T. Pickett and wife, Lois T. Pickett 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, except for 1961 taxes which have been pro-rated and are assumed by the vendees.

And we, Harry H. Graves and wife, Essie Graves, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Pickett and wife, Lois T. Pickett, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of April 1961. ~~, 19 , the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Harry H. Graves
Harry H. Graves

Essie Graves
Essie Graves

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MARGARET B. JOHNSON, a Notary Public in and for said County and State, Harry H. Graves and wife, Essie Graves

the within named bargainor , 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, Davidson County, Tennessee, this 24 day of April 1961.

Margaret B. Johnson Notary Public

Commission expires 7/30/62

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