K 3220

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - ($10.00) - DOLLARS, cash in hand paid, and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged by us,

We, HERMAN J. SUGGS and wife, IDA M. SUGGS, have bargained and sold, and by these presents do transfer and convey unto the said GRADY L. NIX and wife, MILDRED C. NIX, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 6 in Block F on the plan of Forest Park subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 6 in Block F fronts 51 feet on the south side of Maple Street and extends b ack on its westerly boundary line 96 feet and on its easterly boundary line 106 feet to a dead line, and shows 50 feet thereon.

Being the same property conveyed to Herman J. Suggs and wife, Ida M. Suggs, by deed from O. F. Blair and wife, Lottie Dale Blair, of record in Book 1005, page 114, said Register's Office.

Said premises are conveyed subject to: 1961 taxes which have been pro-rated and will be paid by the said Grady L. Nix and wife, restrictions of record in Book 794, Page 325, 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 Grady L. Nix and wife, Mildred C. Nix, their heirs and assigns, forever.

And We do covenant with the said Grady L. Nix and wife, Mildred C. Nix 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, exceptas stated herein.

And We, Herman J. Suggs and Ida M. Suggs do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Grady L. Nix and wife, Mildred C. Nix, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of April, 19 61.

Herman J. Suggs — Ida M. Suggs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. Spiller Campbell, Jr., a Notary Public in and for said County and State, the within named Herman J. Suggs and Ida M. Suggs

the bargainer s, 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 office, this 20th day of April, 19 61

Commission expires April 24, 1963

F. Spiller Campbell Jr.
Notary Public

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