K 3222

WARRANTY DEED G 7941 BEAU E. FOLK, JR. FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ONE AND NO/100 **** DOLLARS ($1.00),

and the love and affection I have for my daughter, Mary Della Rutherford and my son-in-law, Joseph H. Rutherford, I, W. B. Call, joined by my wife, Lora P. Call,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH H. RUTHERFORD and wife, MARY DELLA RUTHERFORD ****

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. ONE Land in Davidson County, Tennessee, being Lots Nos. 51 and 52 in Payne Blakemore and Cummings Addition to Nashville, a plan of which is of record in Book 57, page 70, in the Register's Office for said County, and amended plan of part of said subdivision is of record in Page 71 of said Book 57, to both of which plans reference is hereby made for description of said lots.
Said Lot No. 51 fronts 50 feet on the west side of Thirteenth Street, and runsback between parallel lines 101 feet to an alley. Said Lot No. 52 fronts 50 feet on the west side of Thirteenth Street, and runs back between parallel lines 101 feet to an alley.
Being the same property conveyed to W. B. Call by deed from R. E. Worrall County Court Clerk of Davidson County, Tennessee of record in Book 3221, page 183, Register's Office Davidson County, Tennessee.

TRACT NO. TWO Land in Davidson County, Tennessee, being Lot No. 53 in Payne, Blakemore and Cummings addition to East Nashville, a plan which is of record in Book 57, page 57, and page 70, in the Register's Office for said County. Said Lot No. 53 fronts 50 feet on the west side of South Thirteenth Street and runs westerly between parallel lines 101 feet to an alley. Being the same derivation shown in Book 3221, page 183.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, having a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 3 day of May 19 61

W B Call

Lora P. Call

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bill Rutherford, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. B. Call, and wife, Lora P. Call

the bargainor(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 Nashville Tennessee, this, the 3 day of May 19 61

Bill Rutherford
Notary Public

My commission expires:

3 37353 WARRANTY DEED From W. B. Call, et ux To Joseph H. Rutherford, et ux (Fee Free)

STATE OF TENNESSEE, DAVIDSON COUNTY
Filed for record 8 the day of May A.D. 1961 at 1:37 o'clock P.M.
Recorded in Book 3370 Page 55
Recording Fee 2.00
JAMES D. WILSON, Reg.
By Dept. Reg.

NASHVILLE TITLE COMPANY "A Guaranteed Title" NASHVILLE, TENNESSEE

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