BK 3225

WARRANTY DEED G-144166

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

C. P. LYNCH, joined by his wife, MARGARET LYNCH, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ZACHARIAH H. STINSON and wife, VERDA STINSON, 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:

Being Lot No. 265 on the Plan of Charlotte Park, Section Eleven, as of record in Book 2900, page 80, Register's Office for said County.

Said lot fronts 72 feet on the west side of Annex Avenue and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to C. P. Lynch, by deed from Consolidated Developments, Inc., of record in Book 3069, page 154, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2993, page 438, Register's Office for Davidson County, Tennessee.

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, possessing a good right to convey it, and that the said land is unencumbered, except the 1961 taxes which have been prorated and assumed by the grantees.

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.

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 29th day of May, 1961

C P Lynch

Margaret Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. P. Lynch and wife, Margaret Lynch, 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 29th day of May, 1961

Reau E. Folk Jr.
Notary Public

My commission expires: July 23 1962

WARRANTY DEED
C&F
From 41226
C. P. LYNCH
To
ZACHARIAH H. STINSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received 29 day
of May A.D. 1961
at 3:25 o'clock P.M.
Noted in Book 48 Page 266
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mary Lou Lacy D.C.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 435