BK 3226

OFF REC

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN & NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid, and other good and valuable considerations, the receipt of which, is hereby fully acknowledged.

We, Joe Porter and wife, Floy Porter

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Katherine E. Downs

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:

Land in Davidson County, Tennessee, being lot No. 56 on the map of Burchwood Estate extended, as of record in Book 843, page 101, Register's Office for said County.

Said lot No. 56 fronts 60 feet on the southerly side of burchwood Avenue and runs back between parallel lines 136 feet, more or less to a dead line.

Being the same property conveyed to Joe Porter and Wife, Floy Porter by deed from John A. Jackson and wife, Mary E. Jackson, of record in Book 2340 , Page 299, 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 for restrictions of record.

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 30 day of MAY, 19 61

Joe Porter

Joe Porter

Floy Porter

Floy Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, CLETUS KNIGHT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Porter and wife, Floy Porter, 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 30 day of MAY, 19 61

Cletus Knight
Notary Public

My commission expires: 11-10-63

BK 3226 PG 35