BK 3226

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - -

($10.00) -DOLLARS

cash in hand paid by Henry H. Jenkins and wife, Grace O. Jankins and Julia Jenkins,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

Howard B. Hardiman and wife, Louise Curtis Hardiman,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 20 on the Map of Charlotte Heights, as of record in Book 57 Page 169, Register's Office for said County.
Said Lot No. 20 fronts 50 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley.
Being the same property conveyed to Howard B. Hardiman and wife, Louise Curtis Hardiman, by deed from Isaac Edward Wilson and wife, as of record in Book 1558, Page 483, said Register's Office.

STATE TAX $ 10.43
PROBATE .50
TOTAL $ 10.93

JUN 2 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever, except taxes 1961, which have been prorated and payment assumed by grantees.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of May, 19 61

Howard B. Hardiman
Louise Curtis Hardiman

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Katie M. Kord, a Notary Public in and for said County and State, the within named Howard B. Hardiman and wife, Louise Curtis Hardiman,

the bargainers, 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 31st day of May, 19 61

My Commission expires Jan. 28, 1963.

Katie M. Kord
Notary Public.

TENNESSEE TITLE COMPANY
LAWYERS
Nashville, Tenn.
Form 1001

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2 day of JUN A.D. 1961 at 10:15 o'clock A M.
Noted in Book 2211 Page 544
Recorded in Book 2200 Page
Recording Fee
JAMES P. WILSON, Register
By

(Medlin Realty Co.)

Warranty Deed

From Howard B. Hardiman et ux,

To Henry H. Jenkins et al.

41971

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L550 -

BK 3226

PG 269