K 3248

WARRANTY DEED — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 . . . . . DOLLARS ($10.00),

Cash in hand and other good and valuable considerations the receipt of which is hereby acknowledged and in addition this conveyance as made subject to a deed of Trust of record in Book 3139, page 519, Register's Office for Davidson County, Tennessee.

Thomas D. Hennessy and Wife, Ida Mae Leary Hennessy

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

Guarry W. Watson and Wife, Barbara Ann Harris Watson a ½ undivided interest and Mrs. Christine H. Gentzer a ½ undivided interest.

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. 22 on the Plan for Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County. Said Lot No. 22 fronts 118 feet on the southerly side of Norcross Drive and runs back 313.88 feet on the easterly line and 327.8 feet on the westerly line, to a dead line in the rear, which is a broken line, on which it measures 143.02 feet. Being the same property conveyed to Thomas D. Hennessy and wife, Ida Mae Leary Hennessy, by deed from Randall Phillips Builders, Inc., of record in Book 3131, page 275, 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 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.

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 14th day of June, 19 61

Thomas D. Hennessy

Ida Mae Leary Hennessy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas D. Hennessy and Wife, Ida Mae Leary Hennessy, 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 14th day of June, 1961

Tom D. Coleman
Notary Public

My commission expires: Nov. 13/1964

44566

WARRANTY DEED

From
Thomas D. Hennessy and Wife,
Ida Mae Leary Hennessy

To
Guarry W. Watson and Wife,
Barbara Ann Harris Watson and
Mrs. Christine H. Gentzer

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 16
A.D. 1961 JUN at 2 P.M. o'clock
Noted in Book 93 Page 22
Recording Fee 2.00
JAMES W. WILKINSON, Register

NASHVILLE TITLE COMPANY
"A Commercial Title"
NASHVILLE, TENNESSEE

Mail all bills and deeds to

G 503