K 3252

WARRANTY DEED C-86936

REAU E. POLK, 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,

J. CAMPBELL JENKINS and wife, MAYME B. JENKINS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD JAMES J. GENTRY and wife, ELEANOR TUCKER GENTRY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Land in 9th Civil District, State of Tennessee, described as follows:

Being known as Lot No. 3 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Lands, described according to a survey made by John M. Sullivan, County Surveyor, April 1, 1954, as follows:

BEGINNING at a point in a fence line in the north margin Of U. S. Highway No. 70 South, the corner of Lots 2 and 3; thence with the margin of said Highway along said fence, South 50° 30' East 200 feet to a point; thence North 41° 33' East 364 feet to the center line of Buffalo Road; thence with the center line of same, North 51° 07' West 200 feet to the corner of tracts 2 and 3; thence with the line between said tracts, South 45° West 361 feet to the beginning, containing 1.65 acres.

Being the same property conveyed to J. Campbell Jenkins by deed from Hoyte J. Kitsos and wife, Jennie R. Kitsos, of record in Book 3219, page 314, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2273, page 619, and Book 2391, page 603, Register's Office for said County.

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 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 14th day of July, 1961

J. Campbell Jenkins

Mayme B. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. Campbell Jenkins and wife, Mayme B. Jenkins,

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 July, 1961

Mrs. Silman Barnard
Notary Public

My commission expires: April 26, 1965

L-5476

WARRANTY DEED

From J. CAMPBELL JENKINS, et ux.

To EDWARD JAMES J. GENTRY, et ux.

Home Federal Savings & Loan Ass'n.

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

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