K 3253

WARRANTY DEED G-145267

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,

ETHEL H. HAMILTON, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BRANDON L. EDMONDSON and wife, ERLINE EDMONDSON,

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. 103 on the Map of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot fronts 108 feet on the east side of Bates Drive and runs back between parallel lines, 190 feet to a dead line.

Being the same property conveyed to C. M. Hamilton and wife, Ethel H. Hamilton, by deed from J. G. Neubauer and wife, of record in Book 2633, page 171, said Register's Office, the said C. M. Hamilton having since died.

This conveyance is made subject to restrictions of record in Book 1628, page 621, and in Book 1713, page 420, said Register's Office. By an instrument executed by Hugh S. White, et al, of record in Book 1757, page 427, said Register's Office, the above restrictions were amended to permit a power sub-station to be erected on Lots 189 and 190.

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 24th day of July, 1961

Ethel H. Hamilton

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 Ethel H. Hamilton, a widow,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 24th day of July, 1961

Reau E. Folk
Notary Public

My commission expires: July 23 1962

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
RECORDED
JAMES P. WEAVER, REGISTER
By

WARRANTY DEED
From ETHEL H. HAMILTON, a widow
To BRANDON L. EDMONDSON

PLEASE MAIL TO - Mr. Brandon Edmondson, 307 So. [illegible], Lake, Mississippi

G 372