K 3254

WARRANTY DEED G 8025 — READ & FOLD IN FORM — NASHVILLE TITLE COMPANY

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 here-by acknowledged,

RUBY GRIFFEY GRAVES, a widow

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

EDWIN W. KERR and wife, HATTIE IRENE KERR ****

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 the East 37½ feet of Lot No. 32 and the West 87½ feet of Lot No. 34 on the Plan of Walnut Grove, of record in Book 332, page 34, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 125 feet on th south side of Cherokee Avenue and run back between lines, 318 feet more or less on the west line of part of Lot No. 32 and 325 feet more or less on the east line of part of Lot 34, to a dead line in the rear on which they measure 125 feet more or less.

Being the same property conveyed to Ruby Griffey Graves, a widow by deed from Charles M. Oglesby and wife, Lona C. Oglesby of record in Book 2878, page 197, Register's Office for Davidson County, Tennessee.

To have and to hold 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, has 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 1st day of August 1961.

Ruby Griffey Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruby Griffey Graves, 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 ____ day of August, 19 61

My commission expires: _____ Notary Public

51636

WARRANTY DEED

From

Ruby Griffey Graves

To

Edwin W. Kerr, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received AUG 2 1961 at 11:17 A.M.
Noted in Book 2 Page 3
Recorded in Book 92 Page 533
Recording Fee $ 2.00
JAMES P. WILSON, Register
By _____ D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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