K 3256

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - ($1.00) - - - - - - - - - - -

One and No/100 - DOLLARS

Cash in hand paid by C. J. Singer and wife, Gladys M. Singer, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, G. O. Singer and wife, Louise L. Singer, our one-half undivided interest have bargained and sold, and by these presents do transfer and convey unto the said C. J. Singer and wife, Gladys M. Singer, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT I - Being Lot No. 10 on the Plan of Mrs. Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville, and a 10 foot lot immediately west of said Lot No. 10, described together as follows:
Beginning on the southerly margin of Main Street at the corner of Lots Nos. 9 and 10; thence with the line between the said two lots southwardly 170 feet to the northerly margin of an alley; thence with the same westwardly 60 feet; thence northwardly 170 feet to the southerly margin of Main Street; thence with same eastwardly 60 feet to the beginning.
Being the same property conveyed to G. O. Singer and wife, Louise L. Singer and the remaining one-half undivided interest to C. J. Singer and wife, Gladys M. Singer, by deed from Homer Bright and wife, Sadie Mai Bright, of record in Book 2144, page 331, Register's Office for Davidson County, Tennessee.

TRACT II- Being Lot No. 9 and the westerly 10 feet of Lot No. 8 on the Map of Jane A. M. Davis Addition, a plan of which is of record in Plat Book 1, page 41, of the Chancery Court at Nashville.
Said lot and part of said lot adjoin and front together 60 feet on the southerly side of Main Street, or Gallatin Pike, and run back between parallel lines 170 feet to an alley.
Being the same property conveyed to George Singer and Carl Singer by deed from L. O. Hardaway and L. H. Hardaway, of record in Book 1454, page 182, Register's Office for Davidson County, Tennessee.

The said George Singer and the said G. O. Singer are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. J. Singer and wife, Gladys M. Singer, their heirs and assigns, forever.

And we do covenant with the said C. J. Singer and wife, Gladys M. Singer, 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, except for certain liens which are of record, and current taxes which are pro-rated as of August 31, 1961, and assumed by the grantees herein.
And we, G. O. Singer and wife, Louise L. Singer, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. J. Singer and wife, Gladys M. Singer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of August, 1961.

G. O. Singer

Louise L. Singer

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