K 3277

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by Albert Franklin Horton and wife, Mary S. Horton, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, T. J. Sterritt, individually and DBA Globe Building & Realty Company, and Frances K. Sterritt, the wife of T. J. Sterritt, who joins in this conveyance for the sole purpose of releasing any and all rights in the hereinafter described property that she may have or be entitled to, especially her marital rights,

have bargained and sold, and by these presents do transfer and convey unto the said Albert Franklin Horton and wife, Mary S. Horton,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 8 on the Plan of Meridian Court as of record in Book 2854, page 105, Register's Office for said County.

Said Lot No. 8 fronts 99.38 feet on the southerly side of Meridian Court and extends back between lines, 144.4 feet on the westerly line and 168.5 feet on the easterly line to a dead line in the rear, measuring 61.05 feet thereon.

Being part of the same property conveyed to T. J. Sterritt, DBA Globe Building & Realty Company by deed from Hendley & Whitesides Builders, Inc. of record in Book 3035, page 619, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3097, page 619, 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 said Albert Franklin Horton and wife, Mary S. Horton, their heirs and assigns, forever.

And I do covenant with the said ~~Albert Franklin Horton and wife, Mary S. Horton,~~ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except as above set forth and 1961 taxes which have been prorated and assumed by the grantees herein.

And ~~I, T. J. Sterritt, individually and DBA Globe Building & Realty Company~~ do further covenant and bind ~~myself, my~~ heirs and representatives, to warrant and forever defend the title to the said land to the said Albert Franklin Horton and wife, Mary S. Horton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~my~~ hand ~~s~~ this 18th day of August, 19 61

Frances K. Sterritt

GLOBE BUILDING & REALTY COMPANY
BY: T. J. Sterritt

T. J. STERRITT, Individually

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lindsley Mooney Jr., a Notary Public in and for said County and State, the within named T. J. Sterritt, individually and DBA Globe Building & Realty Company and Frances K. Sterritt, his wife,

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 office, this 18th day of August, 19 61.

Commission expires 7 Aug 7th/1962

Notary Public

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