K 3278

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
Ten and 00/100- -DOLLARS ($ 10.00),
and other good and valuable considerations, receipt of all of which is hereby acknowledged,

GOLDIE ESTES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
BERNIE GERINGER AND WIFE, ETHEL M. GERINGER,

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:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot. No. 6 on the unrecorded Map showing the Subdivision Vi of the John B. Cowden Property, as follows:

BEGINNING at a point in the north margin of Lenox Street at the corner of Lots No. 5 and 6; thence with the line between said lots, North 10° West 126.5 feet to a point; thence northeasterly 60.6 feet to a corner of Lot No. 7; thence with the line between Lots No. 6 and 7, South 9° East 139 feet to the north margin of Lenox Street; thence with the margin of the same, South 80° West 56.8 feet to the point of beginning.

Being the same property conveyed to H. D. Estes and wife, Goldie Estes, by deed from John B. Cowden, Trustee, of record in Book 1810, page 518, Register's Office for said County, the said H. D. Estes having since died.

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. Taxes for the year 1961 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 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 23rd day of August, 1961

Goldie Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Goldie Estes

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 23rd day of August, 1961

Leola B. Russell
Notary Public

My commission expires: April 25, 1962

WARRANTY DEED
From GOLDIE ESTES
To BERNIE GERINGER, ET UX
A. B. IVEY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG A.D. 1961 at 9:14 o'clock A M.
Noted in Book 33 Page 622
Recorded in Book 2200 Page
Recording Fee
JAMES P. WILSON, Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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