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WARRANTY DEED TTC-146698

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,

JOHN B. HILL and wife, NELLIE COLLIER HILL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACK SCOTT FANNING and wife, KATHERINE M. FANNING,

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 9th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, as follows:

Beginning on the northerly margin of Highway No. 100, 300 feet west of the southwest corner of the property conveyed to Marvin F. King and wife, by deed from E. U. Buchi and wife of record in Book 2139, page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 200 feet; thence westwardly 150.45 feet; thence southwardly 211.2 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same eastwardly 150 feet to the beginning.

Being the same property conveyed to John B. Hill and wife, Nellie Collier Hill, by deed from E. U. Buchi and wife, of record in Book 2147, page 289, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2147, page 289, 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 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 15th day of September 1961

Nellie Collier Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cora C. Marlin, a Notary Public in and for the State and County aforesaid, personally appeared the within named John B. Hill and wife, Nellie Collier Hill,

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 15th day of September, 1961

My commission expires: May 15, 1963
FS

Cora C. Marlin
Notary Public

59989

WARRANTY DEED
CB&F

From
JOHN B. HILL AND WIFE,

To
JACK SCOTT FANNING AND WIFE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of SEP 1961 A.D. 1961
at 2:51 o'clock P.M.
Noted in Book 2147 Page 747
Recorded in Book 3838
Recording Fee $2.00
JAMES P. WILSON, Register
By R. Reed D.C.

DOCUMENTARY INTERNAL REVENUE TAX PAID

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