K 3282

WARRANTY DEED TTC-146453

REAU E. FOLK, JR., FORM

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,

JAMES G. HENDERSON and wife, EDNA LEE HENDERSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SIGNA LOUISE BILLINGTON, unmarried, for her sole and separate use,

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 part of Lot 6 on the Plan of H. E. Simpkins Division of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for said County, and described according to a copy of a survey made by George W. Watkins, Surveyor, September 30, 1960, as follows:

Beginning at a point in the southerly margin of Lincoln Avenue, 147 feet west from the westerly margin of Alpine Avenue, being the northwesterly corner of the Tract conveyed to J. A. Harper, by deed of record in Book 2437, page 310, Register's Office for said County; thence with Harper's westerly line southwesterly 168.3 feet to the northerly line of the land of Ethel H. Bryant; thence with her line northerly 59° 40' west 75 feet to the southeasterly corner of the land conveyed to J. B. McEwen and wife, by deed of record in Book 2880, page 407, said Register's Office; thence with McEwen easterly line, northeasterly 170.6 feet to the southerly margin of Lincoln Avenue; thence with the margin of the same South 58° East 75 feet to the point of beginning.

Being the same property conveyed to James G. Henderson and wife, Edna Lee Henderson, by deed from Robert W. Harper and wife, of record in Book 2958, page 173, 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 the 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 26 day of SEPTEMBER, 1961

James G. Henderson

Edna Lee Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named James G. Henderson and wife, Edna Lee Henderson, 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 26 day of September, 1961

My commission expires: APR 1 2 1985

Notary Public

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