K 3282

Book 3282 Page 105

WARRANTY DEED TTC-147033

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,

HARRY G. GRAHAM and wife, MARGARET H. GRAHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BUFORD NICHOLSON and wife, SUSIE NICHOLSON,

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 Lots No. 914 and 916 of Block No. 130 Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 914 and 916 front together 50 feet on the southerly side of Illinois Avenue and run back between parallel lines, 150 feet to an alley in the rear.

Being the same property conveyed to Harry G. Graham and wife, Margaret H. Graham, by deed from Clyde P. Cantrell and wife, of record in Book 3278, page 217, 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 27th day of September, 1961

Harry G. Graham

Margaret H. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry G. Graham and wife, Margaret H. Graham,

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 27th day of September, 1961

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23 1962

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of SEP A.D. 1961 at 2:16 o'clock P.M.
Noted in Book 95 Page 175
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By Dan Jones D.R.

HOME FEDERAL SAVINGS & LOAN ASSOCIATION

WARRANTY DEED
CB&F
From
HARRY G. GRAHAM AND WIFE,
To
BUFORD NICHOLSON AND WIFE,

L-5623

60556

E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 498