K 3284

Book 3284 page 293 293

WARRANTY DEED BEAU E. POLK, JR., PRES. **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 DOLLARS ($ 10.00),

Cash in hand and other good and valuable considerations the receipt of which is hereby acknowledged.

Richard Lee Willard and wife, Marjorie M. Willard and Annie M. Matthews, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Billy R. Tuggle and wife, Mary E. Tuggle

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 Lot No. 23 on the Plan of Patricia Heights Annex, as of record in Book 2900, page 37, Register's Office for said County.

Said Lot No. 23 fronts 105 feet on the southerly side of Norcross Drive, and runs back 253.55 feet on the easterly line and 313.88 feet on the westerly line to a dead line in the rear on which it measures 119.75 feet.

Being part of the property conveyed to Richard Lee Willard and wife, Marjorie M. Willard and Annie M. Matthews by deed from Randall Phillips Builders, Inc., of record in Book 3136, page 205, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for said County.

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.

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 9th day of Oct, 1961

Richard Lee Willard — Annie M. Matthews

Marjorie M. Willard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard Lee Willard and wife, Marjorie M. Willard and Annie M. Matthews

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 9th day of Oct, 1961

Tom D. Coleman
Notary Public

My commission expires: Nov 23 1964

62517 15 sec

WARRANTY DEED

From
Richard Lee Willard and wife,
Marjorie M. Willard and Annie
M. Matthews To
Billy R. Tuggle and wife,
Mary E. Tuggle

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of OCT A.D. 1961
at 2:11 o'clock PM
Noted in Book 3284 Page 293
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Deputy

Mail to - Mr. Billy R. Tuggle, 1015 Norcross Drive, Nashville, Tenn.

NASHVILLE TITLE CO

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