K 3285

WARRANTY DEED TTC-146733

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,

BILLIE WORTH CLIFTON and wife, GUINEVERE CLIFTON, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CECIL E. LAPO and wife, BEATRICE M. LAPO, 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 the westerly part of Lot No. 3 on the Map showing the Subdivision of Lots Nos. 6 and 7 of Block "E" of Whitland Realty Company, as of record in Book 547, page 114, Register's Office for said County.

Said part of said lot fronts 56 feet 4 inches on the easterly side of Wilson Boulevard and runs back between lines 159.8 feet on the north line and 151 feet on the south line along the north margin of Rolland Avenue to a dead line in the rear on which it measures 148 feet.

Being the same property conveyed to Billie Worth Clifton and wife, Guinevere Clifton, by deed from Phillip Lefkovitz and wife, as of record in Book 3099, page 426, said Register's Office.

Guinevere Clifton and Guinevere R. Clifton being one and the same person.

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 10th day of October, 1961

Billie Worth Clifton

Guinevere R Clifton

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 Billie Worth Clifton and wife, Guinevere R. Clifton, 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 10th day of October, 1961

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
CB&F
From 63219
Billie Worth Clifton and wf
To
Cecil E. Lapo and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of OCT A.D. 1961 at 1:35 o'clock
Noted in Book 10 Page 16
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mary Lee

Reau E. Folk Jr. to Box

G 33