K 3285

For and in consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by James Howard Tarver and wife, Emma Lee Tarver, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, William F. Elbrick, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said James Howard Tarver and wife, Emma Lee Tarver, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Montague Park, as of record in book 421, page 141, Register's Office for said County.
Said Lot No. 2 fronts 100 feet on the southerly side of Belle Camp Highway and extends back between parallel lines 187½ feet to a dead line.
Being the same real property conveyed to William F. Elbrick by deed from Charles J. Elbrick, et al, dated February 1, 1955, filed February 7, 1955, and recorded in book 2342, page 40, said Register's Office, and inherited by said grantee from Otto A. Elbrick, deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Howard Tarver and wife, Emma Lee Tarver, their heirs and assigns, forever.

And I do covenant with the said James Howard Tarver and wife, Emma Lee Tarver that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, ~~except for~~ taxes for the year 1961 which are prorated and assumed by purchasers.

And I, William F. Elbrick, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Howard Tarver and wife, Emma Lee Tarver, their heirs and assigns against the lawful claims of all persons, except as to

Witness my hand this ____ day of ____, 19 61. the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William F. Elbrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for said County and State, William F. Elbrick

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this ____ day of ____ 19 61

Notary Public

Commission expires ____

WARRANTY DEED
FROM
William F. Elbrick
TO
James Howard Tarver, et ux

63299

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of OCT A.D. 1961 at 3:15 o'clock P.M.
Noted in Book 2422 Page 22
Recorded in Book ____ Page ____
Recording Fee 2.00
JAMES P. WILSON, Register
By ____ D.C.

Compliments of
y Title Company
A Division of
Title Insurance Company
erican Trust Building
Cor. Third & Union
VILLE, TENNESSEE

HENRY GILLESPIE REALTY CO.

G 109