K 3285

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by CLARA FRANCES NEWTON,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, E. T. JERNIGAN AND WIFE, MARY E. JERNIGAN,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the east 45 feet of Lot No. 57 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.
Said part of said lot fronts 45 feet on the north side of Gilmore Avenue, and extends back between parallel lines 160 feet to an alley.
Being the same property conveyed to E. T. Jernigan and wife, Mary E. Jernigan, by deed from E. S. Gilbert and wife, as of record in Book 674, page 40, 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 said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 12th day of October 1961

Mary E. Jernigan
Mary E. Jernigan

E. T. Jernigan
E. T. Jernigan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. W. Carney a Notary Public in and for said County and State, the within named E. T. Jernigan and wife, Mary E. Jernigan

the bargainors, 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 12th day of October 19 61.

Commission expires February 16, 1965

L. W. Carney
Notary Public

TENNESSEE TITLE COMPANY

Henry Gillespie Realty

Warranty Deed

File 14722

From E. T. JERNIGAN, ET UX.

To CLARA FRANCES NEWTON,

63453

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of OCT A.D. 1961 at 3:10 o'clock P.M.
Noted in Book 1220 Page 79
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

STATE TAX $ 1.25
PROBATE $ .75
TOTAL $ 2.00

OCT 16 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G 205