BK 3309

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------$10.00----------
----------TEN & NO/100----------DOLLARS ($ 10.00),
Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, and subject only to the terms and conditions of a certain deed of trust executed by Dorris W. Jackson and wife, Ruth S. Jackson, to John W. Murphree, Trustee, of record in Book 2626, page 585, Register's Office for Davidson County, Tennessee, to secure Murphree Mortgage Company, one note dated June 25, 1957, for $9,650.00, payable according to the terms and conditions thereof.(The present principal balance being $8,936.96).
Hazard insurance policy and escrow account are hereby transferred with this deed.

All aluminum storm doors, windows, venetian blinds, and air-conditioning equipment remain with the real estate.

we, Dorris W. Jackson and wife, Ruth S. Jackson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S.K.Grayson and wife, Frances E. Grayson

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. 12 on the Plan of Sharpe Park, of record in Book 2330, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 75 feet on the north side of Lyle Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Dorris W. Jackson and wife, Ruth S. Jackson, by deed from Brentwood Homes, Inc., of record in Book 2652, page 21, Register's Office for said County.

This conveyance is made subject to Restrictions and easement filed for record January 22, 1957, in Book 2635, page 535, 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 as above set-out.

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 2nd day of November, 1961

Dorris W. Jackson
Ruth S. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bobby C. Cunningham, a Notary Public in and for the State and County aforesaid, personally appeared the within named Dorris W. Jackson and wife, Ruth S. Jackson,

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 2nd day of November, 1961

Bobby C. Cunningham
Notary Public

My commission expires: April 29,1963

-66624

WARRANTY DEED
From
Dorris W. Jackson, et ux,
To
S.K.Grayson, et ux

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of Nov A.D. 1961
at 11:25 o'clock A.M.
Noted in Book 1760 Page 221
Recorded in Book Page 1200
Recording Fee
ARVIL P. WILSON, Register
By

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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