K 3310

WARRANTY DEED G 9031 — NASHVILLE TITLE COMPANY

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,

JOHN MIKEL HARPER and wife, NORA S. HARPER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARY ALLEN HARDING and RUFUS S. KIMBRO and wife, ESTER ALLEN KIMBRO###

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 easterly 60 feet front of lot No. 40 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described as follows:
Beginning on the northerly margin of Arthington Avenue at a point 160 feet easterly from the easterly margin of 10th Avenue South, formerly Jowett Avenue; thence with the northerly margin of Arthington Avenue, eastwardly 60 feet to the corner of lots Nos. 40 and 42, thence northwardly, with the line between said two lots, 218 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 217 feet, more or less, to the beginning.

Being the same property conveyed to John Mikel Harper and wife, Nora S. Harper by deed from Bertie M. Binkley and Henry C. Wackernie of record in Book 3073, page 112, Register's Office for Davidson County, Tennessee.

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 15th day of November, 19 61

John Mikel Harper
Nora S. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James B. Shivers, a Notary Public in and for the State and County aforesaid, personally appeared the within named John Mikel Harper, and wife, Nora S. Harper

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 15th day of November, 19 61

James B. Shivers
Notary Public

My commission expires: May 15, 1963

68644

WARRANTY DEED
From
JOHN MIKEL HARPER ET UX
To
MARY ALLEN HARDING, RUFUS KIMBRO ET UX.



NASHVILLE TITLE CO.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of NOV A.D. 1961 at 10:35 o'clock A.M.
Recorded in Book 2860 Page 312
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

DOCUMENTARY 10 cents
DOCUMENTARY 5 cents

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