K 3311

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2380, page 1; Book ____, page ____, Register's Office for Davidson County, Tennessee.

Herschel Albert Hearn and wife, Juanita Allison Hearn

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Lena P. Allison,

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Stardust Acres of record in Plan Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 60 feet on the north side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Herschel Albert Hearn and wife, Juanita Allison Hearn by deed from George G. Johnson and wife, Sue S. Johnson, as of record in Book 3179, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 said BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said load in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 7th day of November, 1961.

Herschel Albert Hearn

Juanita Allison Hearn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, P. L. Waller, a Notary Public in and for the State and County aforesaid, personally appeared the within named Herschel Albert Hearn and wife, Juanita Allison Hearn 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 7th day of November, 1961.

P. L. Waller
Notary Public

My commission expires: My C[illegible], 1965

69076

WARRANTY DEED

From Herschel Albert Hearn, and wife, Juanita Allison Hearn

To Lena P. Allison



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of NOV A.D. 1961 at 8:23 o'clock A.M.
Noted in Book 100 Page 33
Recorded in Book ____ Page ____ $2.20
Recording Fee
JAMES P. WILSON, Register
By [illegible] D.C.

File Tom Coleman (Dist.)

K 3311

G 45