K 3313

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by CLYDE J. HUDGENS AND WIFE, LOTTIE R. HUDGENS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, LELAND D. HANNAGAN AND WIFE, JEAN W. HANNAGAN,

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 easterly 60 feet of Lots Nos. 21 and 22 and the easterly 60 feet of the northerly 10 feet of Lot No. 23 on the James Burns Subdivision, as of record in Book 421, page 40, Register's Office for said County.
Said parts of said lots front 60 feet on the southerly side of Granada Avenue and run back between parallel lines, along the westerly margin of Manila Street, 110 feet to a dead line.
Being the same property conveyed to Leland D. Hannagan and wife, Jean W. Hannagan, by deed from Harley Hulick and wife, et al, of record in Book 1732, page 61, 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 6th day of December, 1961

Leland D. Hannagan — Jean W. Hannagan

STATE TAX $ 4.13
PROBATE .50
TOTAL $ 13.63

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Glenn L. Lawrence, a Notary Public in and for said County and State, the within named Leland D. Hannagan and wife, Jean W. Hannagan,

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 6th day of December, 1961

Commission expires February 6, 1965 — Glenn L. Lawrence, Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
C-145868

From
LELAND D. HANNAGAN ET UX

To
CLYDE J. HUDGENS ET UX

REGISTER'S OFFICE
PLEASE PUB. IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of DEC A.D. 1961 at 2:32 o'clock P.M.
Noted in Book 1922 Page 271
Recorded in Book 3313 Page 277
Receiving Fee .50
Recording Fee 2.00
JAMES B. WILSON, Register
By W. C. Kennedy D.C.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

72138

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