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 DONALD E. NICHOLS AND WIFE, VIRGINIA F. NICHOLS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES J. TUCKER AND WIFE, ELAINE TUCKER,

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 Lot No. 19 on the Plan of Forest Park, in the City of Oak Hill, as of record in Book 2900, page 122, Register's Office for said County.
Said Lot No. 19 fronts 165 feet on the easterly side of Kingsview Court, and runs back 226.1 feet on the northerly line and 298.7 feet on the southerly line, to a dead line in the rear on which it measures 180.3 feet.
Being part of the property conveyed to James J. Tucker, by deed from J. Houston King and wife, as of record in Book 3067, page 221, said Register's Office.

STATE TAX $ 4.40
PROBATE
TOTAL $ 4.40

DEC 11 1961
R. E. WORRAL
COUNTY COURT CLERK
DAVIDSON COUNTY, TEN.

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 8th day of December, 19 61

Elaine Tucker — James J. Tucker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named James J. Tucker and wife, Elaine Tucker

the within named 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 8th day of December, 19 61

Commission expires October 28, 1963

B. W. Howard — Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-1 1431 B1. Jam

From
JAMES J. TUCKER, ET UX.

To
DONALD E. NICHOLS, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 Dec 1961 at 8:00 A.M.
R. E. Worral, Register
By [illegible] D.C.

REGISTERED OFFICIAL
DEALS PUB IN REAL ESTATE CO. 302

$ 72494

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