BK 3315

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by LOURAY CLENNEY, unmarried

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

ADDIE G. WILLARD, unmarried

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 south 141 feet of Lot No. 13 on the Map of the Resubdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for said County.

Said part of said lot fronts 141 feet on the easterly side of Soper Avenue and runs back between parallel lines, along the northerly line of Lot No. 39, 142.5 feet to the west line of Lot No. 14, together with a 15 foot easement for a water main on the westerly 15 feet of the northerly 144 feet of Lot No. 13, as retained in deed from Georgia L. Coles and husband, J. T. Coles, Jr., to Carl J. Batson and wife, of record in Book 1422, page 522, Register's Office for said County.

Being the same property conveyed to FRANK V. WILLARD, SR. AND WIFE, ADDIE G. WILLARD, by deed from Georgia L. Coles and husband, of record in Book 1916, page 233, said Register's Office, the said Frank V. Willard, Sr., having since died.

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 19th day of December, 1961

Addie G. Willard
Addie G. Willard

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ .25
PROBATE .50
TOTAL $ .75

B. W. Howard
DEC 20 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named ADDIE G. WILLARD, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 19th day of December, 19 61

Commission expires October 28, 1963

B. W. Howard
B. W. Howard Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of DEC A.D. 1961 at 1:40 o'clock P.M.
Noted in Book 100 Page 541
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By Dep.

Published by TENNESSEE TITLE CO

Warranty Deed
G-148103-80

ADDIE G. WILLARD, unmarried
From

To
LOURAY CLENNEY, unmarried

74547

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

PG 65