K 3315

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 and other valuable consideration

----Ten and No/100---------- DOLLARS

cash in hand paid by Arthur E. Franklin and wife, Luther Bell Franklin

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

Calvin L. McKissack, Trustee

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:

Land in Davidson County, Tennessee, being Lot No. 45 and the northerly 25 feet front and 17 feet rear of Lot No. 46, College Hill Subdivision, Section II, as of record in Book 3133, page 52, Register's Office for said County.
Said Lot and said parts of said lot front 100 feet on the easterly side of 37th. Avenue North, and extends back 144.93 feet on the northerly line of Lot No. 45 and 143 feet more or less along the southerly line of Lot No. 46, to a dead line in the rear on which they measure 72.6 feet thereon.
Being part of the property conveyed to Calvin L. McKissack, Trustee, by deed from Kate T. Sharber, a widow, as of record in Book 1494, page 317, 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 11th. day of October, 19 61

Calvin L McKissack Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. L. Mitchell, a Notary Public in and for said County and State, the within named Calvin L. McKissack, Trustee

B. L. MITCHELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th. day of October, 19 61

Commission expires July 22, 1964

B L Mitchell
Notary Public.

COLLEGE HILL REALTY & DEVELOPMENT CO., INC.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
DEC A.D. 1961
at 2:00 o'clock P M.
Noted in Book 2133 Page 633
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy
Ext. Fee

Warranty Deed

FROM
Calvin L. McKissack, Trustee

To
Arthur E. Franklin and wife,
Luther Bell Franklin

10/11

STATE TAX $ .55
PROBATE .50
TOTAL $ 60

DEC 28 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G 543