K 3342

WARRANTY DEED G 9110 — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FIRST AMERICAN NATIONAL BANK, EXECUTORS UNDER THE WILL OF MARGARET B. ~~WAKEFORD~~

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto VERNON M. WILLIAMS, JR., and wife, KAY O. WILLIAMS and JAMES A. CHARRON and wife, PATRICIA W. CHARRON ***

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

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the northerly side of Monroe Street and runs back between parallel lines, and along the easterly side of Sixth Avenue, North, 160 feet to an alley.

Being the same property conveyed to Margaret B. Wakeford by deed from Josephine Rich, a widow, of record in Book 1315, page 12, by deed from Clairborne Baskette of record in Book 1077, page 127, by deed from Mary Sand Turner of record in Book 1085, page 54, said Register's Office and as an heir at law of Madeline Baskette.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of Feb., 1962.

First American National Bank, Executor U/W of Margaret B. Wakeford.

ATTEST:

W. D. Dr[illegible]
Cashier

By: Calvert A. Jumper
Assistant Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

_____, a Notary Public in and for the State and County appeared the ~~within~~ named _____ ~~bargainor~~, with whom I am personally acquainted, and who acknowledged that _____ executed the ~~within~~ instrument for the purposes therein contained.

Witness my hand at office in _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires _____

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