K 3345

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

FRANCES E. BURTON, a divorcee

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES A. MORRIS, JR. AND WIFE, LUCILE PARKS MORRIS

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. 31 on the Map of Irvington, of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 31 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to W. G. Burton and wife, Frances E. Burton by deed from Hallie O. Jones and husband, Ernest C. Jones of record in Book 1345, page 404, and to Frances E. Burton by quitclaim deed from W. G. Burton of record in Book 2860, page 16, 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 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., except taxes for 1962 which have been prorated and assumed by the purchasers.

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 24 day of Feb 1962

Mrs. Frances E. Burton

STATE OF [redacted]
COUNTY OF

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared the within named Frances E. Burton, a divorcee

the bargainor(s), 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 Daytona Beach, Fla. [illegible]
this, the 24 day of Feb 1962

O.B. Lukens
Notary Public

My commission expires: [illegible]

87176

WARRANTY DEED

From FRANCES E. BURTON, a divorcee

To JAMES A. MORRIS, JR. AND WIFE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAR A.D. 1962 at 11 o'clock A.M.
Noted in Book 761 Page 385
Recorded in Book [illegible] Pgs [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

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