BK 3345

REAU E. FOLK, JR., FORM

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 * * * * * * * * * * * * * * * * * *
* DOLLARS ($10.00),

cash in hand paid by William Henry Carter and wife Mable O. Carter, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, JAMES C. DICKENS and wife BEULAH H. DICKENS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM HENRY CARTER AND WIFE MABLE O. CARTER

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 the easterly part of Lot No. 17 on the Map of D.M. Mincy's Addition to Flatrock, as of record in Book 547, page 24, Register's Office for said County.

Said part of said Lot No. 17 fronts 50 feet on the westerly side of Sanford Avenue and extends back 130 feet on the northerly line with the southerly margin of Harrison Street to an iron pin and 129 feet 11 inches on the southerly line to a stake, measuring 58 feet 8 inches in the rear.

Being the same property conveyed to James C. Dickens by deed from John C. Jenkins, Jr. and wife, Jean Jenkins, recorded in Book 3342, Page 635, Register's Office for said County.

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 for 1962 taxes which have been pro-rated and assumed by the grantees.

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.
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 8th day of March, 1962.

James C Dickens
Beulah H. Dickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. Dickens and wife, Beulah H. Dickens the bargainor(s), 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, the 8th day of March, 1962.

William A Hagewood
Notary Public

My commission expires: May 29, 1963

87974

WARRANTY DEED

From James C Dickens et ux Beulah H. Dickens

To William Henry Carter et ux Mable O. Carter

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of MAR A.D. 1962 at 2:23 o'clock P.M.
Noted in Book 61 Page 3411
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 387