K 3345

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $10.00
Ten and no/100---------- DOLLARS

Cash in hand paid by Gorwein Development Co. and other good and valuable considerations, the receipt of which is hereby acknowledged, we , Roosevelt Gant and wife Ora Lee Gant.

It is part of the consideration that the buyers agree to rent the premises herin described to the sellers for a period of two years from the date of this instrument for $37.50 per month payable in advance, beginning December 1,1961. This applies only to the house now existing.

In event of default in monthly rent, the seller agree's to vacate premises within fifteen days. Notice and demand for payment of rent are hereby expressly waived.

have bargained and sold, and by these presents do transfer and convey unto the said Gorwein Development Co. their successors,

~~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 Lots Nos. 116 and 117 on the Map of S. A. Champion's Subdivision, as of record in Book 161, page 32, Register's Office for said County.

Said Lots adjoin and front together 100 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roosevelt Gant and wife, Ora Lee Gant, by deed from W. E. Jacobs, a widower, of record in Book 1644, page 90, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gorwein Development Co.
It's successors ~~heirs~~ and assigns, forever.

And We do covenant with the said Gorwein Development Co.
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.

And We, Roosevelt Gant and wife, Ora Lee Gant
do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Gorwein Development Co.
It's successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 10 day of November, 1961

(X his mark) Ora Lee Gant
Roosevelt Gant (X) Roosevelt Gant

WITNESSED BY: Mrs Charles H Raine Molly R Cohen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mrs Frances Brown, a Notary Public in and for said County and State, the within named Roosevelt Gant and wife, Ora Lee Gant

the bargainors, 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 10th day of November, 19

Commission expires 2-27-65

Mrs Frances Brown
Notary Public

TENNESSEE TITLE COMPANY

PG 573