BK 3368

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by CLYDE W. WINKLER AND WIFE, NANCY E. WINKLER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~We~~ I, IDA WINKLER

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:

Being Lot No. 411 of Block 21 on the Map of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for said County.
Said lot fronts 60 feet on the northerly side of Idaho Avenue and extends back between parallel lines, along the easterly margin of 46th Avenue North, 150 feet to an alley.
Being part of the property conveyed to G. C. WINKLER AND WIFE, IDA WINKLER, by deed from Warren B. Sloan and wife, of record in Book 423, page 437, said Register's Office, the said G. C. Winkler, having since died.

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 23rd day of March 19 62

Ida Winkler

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 3.00
PROBATE .50
$ 3.50

Personally appeared before me, John C. Jeffords, Jr. a Notary Public in and for said County and State, the within named IDA WINKLER, a widow

MAR 26 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 Nashville, Tennessee, this 23rd day of March, 19 62

Commission expires March 22, 1965

Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

G-150653-ch

FROM IDA WINKLER, A WIDOW

TO CLYDE W. WINKLER ET UX

AFTER RECORDING RETURN TO TENNESSEE TITLE COMPANY, REGISTER'S OFFICE BUILDING, P. O. BOX 3476, NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 26 day of MAR A.D. 1962 at 1:30 o'clock P.M.
Noted in Book 101 Page 429
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAW AND TITLE INSURANCE CORPORATION
Atlanta

91911

PG 433