K 3369

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS
cash in hand paid by MARVIN H. GRAVES AND WIFE, LELA C. GRAVES

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. D. TAYES AND WIFE, BARBARA TAYES

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. 31 on the Plan of Malvin Heights, of record in Book 2330, page 83, Register's Office for said County, described as follows:
BEGINNING at a point in the northeasterly terminus of Shauna Court at the corner of Lots No. 30 and 31; thence with the line between said lots, northeasterly 182.5 feet to a point; thence easterly 42 feet to a point; thence southerly 180 feet to a corner of Lot No. 32; thence with the line between Lots No. 31 and 32, westerly 124 feet to the margin of Shauna Court; thence with the margin of the same, northerly 45 feet to the point of beginning.
Being the same property conveyed to J. D. TAYES AND WIFE, BARBARA TAYES, by deed from A. H. Johnson and wife, of record in Book 3180, page 138, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2538, page 156, 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 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 30th day of March 1962

J. D. Tayes — Barbara Tayes

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords Jr., a Notary Public in and for said County and State, the within named J. D. TAYES AND WIFE, BARBARA TAYES

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 30th day of March 1962

Commission expires March 22, 1965. Notary Public.

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of APR. A.D. 1962 at 11:40 o'clock A.M.
Noted in Book 1111 Page 53
Recording Fee $2.00
JAMES P. WILSON Register
By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Warranty Deed
G-150633-A
From
J. D. TAYES ET UX
To
MARVIN H. GRAVES ET UX
RETURN TO REGISTER'S OFFICE
FILED FOR RECORD, RITA CO. BOX

20 92012

K 3369 PG 419