K 3369

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 and other consideration
---------Ten and No/100--------- DOLLARS
cash in hand paid by Charity M. Mance

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James A. Taylor and wife Ivory May Taylor

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Map of College Hill, Section II, as of record in Book 2133, page 52, Register's Office for said County. Said Lot No. 57 fronts 75 feet on the north side of Batavia Street and runs back 186.5 feet on the east line and 189.4 feet on the west line, to a dead line in the rear, measuring 54.2 feet.
Being the same property conveyed to James A. Taylor and wife, Ida Mai Taylor, by deed from William F. Scruggs, as of record in Book 3247, page 575, said Register's Office.
Said Ida Mai Taylor and Ivory May Taylor are one and the same person.

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 2nd day of April, 1962.

James A. Taylor
Ivory May Taylor

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. L. Mitchell, a Notary Public in and for said County and State, the within named James A. Taylor and wife Ivory May Taylor

the bargainor, 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 2nd day of April, 1962.

B. L. Mitchell
Notary Public.

Commission expires July 22, 1964

TENNESSEE TITLE COMPANY

COLLEGE HILL REALTY & DEVELOPMENT CO., Inc.

Warranty Deed

From 92236

James A. Taylor and wife Ivory May

To

Charity M. Mance

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 9 day of APR A.D. 1962 at 9:12 o'clock A M.
Noted in Book 101 Page 535
Recorded in Book Page
Recording Fee $2.10
JAMES P. WILSON Register
By Deputy Reg.

COLLEGE HILL REALTY & DEVELOPMENT CO., Inc.

PG 503