K 3370

WARRANTY DEED

REAU E. FOLK, JR., FORM

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

cash in hand paid by E.N. Hester, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Gilmore-Clunan Company, a corporation, organized and existing under the laws of the State of Tennessee

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto E.N. Hester

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 northerly part of lot No. 63 and the southerly part of lot No. 64 on the plan of Barrow Grove, as of record in book "S", page 279, Register's Office for said county, described together as follows:

Beginning on the easterly margin of 5th Avenue South, formerly Summer Street, at what was formerly A. D. Allen's southwest corner; thence with his southerly line, eastwardly 176 feet to the westerly margin of an alley; thence with said alley, southwardly 62 feet to the northeast corner of a part of Lot No. 63 formerly owned by Conlon; thence with Conlon's northerly line, westwardly 176 feet to the easterly margin of 5th Avenue South; thence with said Avenue, northwardly 62 feet to the beginning.

Being the same real property conveyed to Gilmore-Clunan Company by deed from C. L. Vaughn, dated February 18, 1958, filed February 28, 1958, and recorded in Book 2739, page 527, 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 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.

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 3rd day of April, 1962

ATTEST: GILMORE-CLUNAN COMPANY

BY: Lucile Lipman, Secretary BY: Cleary Gilmore, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ________

the bargainor(s), with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ________, Tennessee, this, the ____ day of ______, 19___

Notary Public

My commission expires:

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