K 3370

**WARRANTY DEED** TTC - 149222 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00 ),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MERCER REALTY CO., INC., a Tennessee Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GUY EDWARD PARDUE and wife, LORENE VIRGINIA PARDUE,

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:~~

Being Lots No. 231 and 232 on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said Lots No. 231 and 232 front 25 feet each on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to James Thornhill and wife, Martha E. Thornhill, by deed from Jacob L. VanYsseldyk and wife, of record in Book 2997, page 341, said Register's Office.

And being the same property conveyed to Mercer Realty Co., Inc., by deed from William H. Mercer, Trustee, of record in Book , page , 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, except for 1962 taxes, which have been prorated and assumed ny the Grantees.

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 5th day of April, 1962

MERCER REALTY CO., INC. BY: William H. Mercer Pres

ATTEST:

Reau E. Folk, Jr. Secretary — William H. Mercer, President

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Helen H. Craig, 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

My commission expires: *Notary Public*

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