BK 3373

19 - 36297

WARRANTY DEED

FROM

JESSIE MAY PETERSON HOLMES, et vir.,

(Henry Holmes)

TO

FREDERICK ELVIN CLEMMONS, et ux,

(Eunice Nadine McClain Clemmons)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1962 at 1:33 o'clock P M.
Noted in Book 10 Page 714
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of ------($1,300.00)------ THIRTEEN HUNDRED AND NO/100------ DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, we, JESSIE MAY PETERSON HOLMES and husband, HENRY HOLMES, ---------- this day ------ have bargained and sold, and by these presents do transfer and convey unto the said FREDERICK ELVIN CLEMMONS and wife, EUNICE NADINE McCLAIN CLEMMONS, ---------- 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 part of lot "A" on the Map of Division of the Peterson Heirs, as of record in book 843, page 49, Register's Office for said County, described according to surveys made by Geo.W.Watkins, Surveyor, September 11, 1959 and March 20, 1962, as follows:

BEGINNING in the center of Hermitage Road, formerly Ben Jones Road, at the southeast corner of the property conveyed to Ernest E. Peterson and wife, from Jessie May Peterson Holmes, et al, of record in book 3000, page 117, said Register's Office; thence with said Peterson's southern boundary line, north 87 degrees 15' west 305 feet to an iron pin in the easterly right-of-way of the T.C.Railroad; thence with the same, southerly 85 feet to a point in Mrs.V.P.Wright's property; thence with said Wright's northern boundary line, south 87 degrees 15' east 280.1 feet to the center of Hermitage Road; thence with the center of same, north 0 degrees 45 ' east 80.7 feet to the beginning, containing 0.54 of an acre, more or less. Said property was conveyed to Jessie May Holmes by deeds from Richard Peterson, dated April 1, 1939, filed April 3, 1939, and recorded in book 1049, page 691, and from Richard Peterson, et al, dated March 23, 1939, filed April 3, 1939, and recorded in book 1079, page 427, Register's Office for said County, and inherited by her from Mose Peterson, deceased; and conveyed to Jessie May Peterson Holmes and husband, Henry Holmes, by deed from Ernest E. Peterson, et al, dated December 3, 1959, filed February 9, 1960, and recorded in book 3028, page 231, said Register's Office." (Guaranty Title Company's Of 167 612).

The said above described real property is VACANT land,-no semblance of buildings or improvements thereon.
The TAXES for the year 1962 have been pro rated as of the date of this deed,- settled by the parties, and assumed by the grantees.

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