K 3373

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 ---------- DOLLARS

cash in hand paid by IRA C. McMURTRY AND WIFE, PEARL P. McMURTRY

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, WALTER E. SYKES AND WIFE, SADIE SYKES

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. 40 on the Subdivision of Tract No. 14 of the Anderson Estates, not of record, and described according to a plan dated December 29, 1947, as follows: BEGINNING at a point in the west margin of Nix Drive, at the corner of Lots 40 and 41; thence south with said Drive, 110.1 feet; thence around a curve, in a southwesterly direction 31.32 feet to a point in the north margin of Roosevelt Drive; thence west with said Drive, 155.1 feet to the southeast corner of Lot No. 56; thence north along the line between Lots Nos. 40, 41, 55 and 56, 130.8 feet to the southwest corner of Lot No. 41; thence east with the line between Lots Nos. 40 and 41, 175 feet to the point of beginning.
Being the same property Walter E. Sykes and wife, Sadie Sykes, by deed from Walter E. Sykes, for the purpose of creating an estate by the entirety, as of record in Book 2099, page 603, said Register's Office for Davidson County, Tennessee.

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 27th day of April 1962.

Sadie Sykes

Walter E. Sykes

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named Walter E. Sykes and wife, Sadie Sykes,

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 27th day of April, 1962.

Commission expires October 28, 1963

B. W. Howard Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From WALTER E. SYKES, ET UX.

To IRA C. McMURTRY, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR AD 1962 at 1:12 o'clock P.M. and is duly recorded in Book 3373 Page 599
Register's Fee $ .50
JAMES D. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

LAWYERS TITLE INSURANCE CORPORATION

[redacted]

97133

G 599