K 3374

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($10.00), cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby aeknowledged, we

B. W. LAFEVER AND WIFE, ELIZABETH GEORGE LAFEVER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES W. EVILCIZER AND WIFE, JUANITA S. EVILCIZER

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 Lot No. 103 Vale Lane, said lot having a frontage on Vale Lane of 158.77 feet. For a more detail description refer to said lot on plot plan of record in Book 3106, page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. W. LaFever and wife, Elizabeth George LaFever by deed from Herman McCallum of record in Book 3368, page 448, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in 2492, pages 307 and 631, said Register's Office. Item Six of said restrictions is intended to mean 1100 square feet of living area on the main or ground floor.

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 as stated above.

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 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 1st day of May, 19 62

X B. W. LaFever

X Elizabeth George LaFever

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named B. W. LaFever and wife, Elizabeth George LaFever, the bargainor(s), 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 Madison, Tennessee, this, the 1st day of May, 19 62

My commission expires: Oct. 30, 1965 Betty L Spurlock Notary Public

WARRANTY DEED

From B. W. LAFEVER, ET UX

To CHARLES W. EVILCIZER ET UX

222 Vale Lane

98118

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of MAY A.D. 1962 at 1:39 o'clock P.M.
Noted in Book 101 Page 402
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

G 612