K 3375

WARRANTY DEED GTC-168001

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,

H. R. SHERRILL and wife, HELEN M. SHERRILL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES M. EDWARDS and wife, NANCY JEAN EDWARDS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District State of Tennessee, described ~~as follows~~: according to a survey made by Hickerson & Hickerson, Engineers, April 21, 1962, as follows:

Beginning on the southwesterly margin of Clarksville Highway or Highway No. 12 at the northwest corner of the J. J. Babb property; thence with said Babb's western boundary line south 26°30' west 229.5 feet to an iron pin; thence south 43°30' west 333.5 feet to an iron pin and fence post; thence north 56°16' west 90 feet; thence north 53°52' west 207 feet to an iron pin; thence north 37°58' east 401.5 feet to the southwesterly margin of Clarksville Highway; thence with the same as follows: South 80°39' east 108.6 feet, north 9°21' east 15 feet, and south 80°39' east 215.5 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to H. R. Sherrill and wife, Helen M. Sherrill, by deed from R. B. Hicks and wife, of record in Book 2590, page 436, Register's Office for said County.

This conveyance is made subject to an easement for maintaining a gas line as set out in a grant from J. J. Babb to Tennessee Natural Gas Lines, Inc., of record in Book 1357, page 70, Register's Office for said County.

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 by 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 4th day of May, 1962

H. R. Sherrill

Helen M. Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named H. R. Sherrill and wife, Helen M. Sherrill

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 Nashville, Tennessee, this the 4th day of May, 1962

Reau E. Folk Jr
Notary Public

My commission expires July 23, 1962

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAY A.D. 1962 at 9:57 o'clock A.M.
Noted in Book 1050 Page 3
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By D.C. Brown D.C.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

WARRANTY DEED
CB&F

From
H. R. SHERRILL and wife,
HELEN M. SHERRILL

To
JAMES M. EDWARDS and wife,
NANCY JEAN EDWARDS

45-3923 11500

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