K 3376

WARRANTY DEED TOM O. COLEMAN, FORM

For and in consideration of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 ($ 6500.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

W.
Mary C. Rhodes and James Jackson

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Velma A. Climer, unmarried

hereinafter called the Buyer, his heirs, successors 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 Lot No. 19 on the Map of the Subdivision of certain lots in Cumberland Nurseries, as of record in book 332, page 36, Register's Office for said County.

Said lot No. 19 fronts 56 feet on the easterly side of Foster Avenue and runs back between parallel lines, with the northerly margin of Rose Street, 150 feet to an alley.

Being the same real property conveyed to Robert B. Jackson and wife, Lillian B. Jackson, by deed from Charles S. Bell and wife, dated April 3, 1952, filed April 4, 1952, and recorded in book 2041, page 499, said Register's Office. The said Robert B. Jackson having deceased on July 23, 1953 and the said Lillian B. Jackson having deceased on JAN. 10, 1962. Both died intestate and all debts and inheritance taxes have been paid and Mary C. Rhodes and James W. Jackson are the sole surviving heirs at law of Robert B. Jackson and Lillian B. Jackson.

This conveyance is made subject to restrictive covenants and easements of record in the 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 BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 10th day of May, 19 62.

James W. Jackson

Mary C. Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Tom O. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary C. Rhodes and James W. Jackson 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 10th day of May, 19 62.

Tom O. Coleman
Notary Public

My commission expires: NOV. 23, 1964

99528 2-14-2 16.5m.

WARRANTY DEED

From Mary C. Rhodes and James Jackson, W.

To Velma A. Climer, unmarried

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of May A.D. 1962 at 3 o'clock P.M. and duly recorded in Book 3376 Page 16
Fee $ 5.00
JAMES P. WILSON, Register
By Deputy Reg.

G 31