K 3377

For and in consideration of the sum of TEN AND NO/100 ($ 10.00 ) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and other good and valuable considerations including this conveyance being subject to deed of trust of record in Book 2885, page 22, and deed of trust of record in Book 3378, page 462, Register's Office for Davidson County, Tennessee

Claude L. Richardson, and wife, Annietta A. Richardson

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Lyndall Roberts and wife, Margaret Roberts

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 the City of Nashville, Davidson County, Tennessee being part of Lot No. 42 on the map of O. B. Hayes' "Rokeby", of record in Book 21, page 87, Register's Office for Davidson County, Tennessee and described as follows:
BEGINNING in the easterly margin of 17th Avenue South, on the line between lots Nos. 42 and 47; thence with said line easterly 156 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 60 feet 6½ inches to the Southeast corner of the property conveyed to O. E. Giddings and wife, by deed from Dalton D. Wright and wife of record in Book 1718, page 547, said Register's Office; thence with the southerly line of said Gidding's property westwardly 156 feet, more or less, to the easterly margin of 17th Avenue, South; thence with said Avenue, southerly 60 feet 6½ inches to the point of beginning.
BEING the same property conveyed to Claude L. Richardson and wife, Annietta, A. Richardson by deed from Priscilla Polk, unmarried, of record in Book 2738, page 465, R. O. D. C., Tennessee
BEING the same property conveyed to Lyndall Roberts and wife, Margaret Roberts by deed from Claude L. Richardson and wife, Annietta A. Richardson of record in Book_____, Page_____, R. O. D. C., Tennessee

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 hand s this 17 day of May, 1962.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Claude L. Richardson and wife, Annietta A. Richardson 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 17th day of May, 1962.

My commission expires: Oct 22 1964

John W. Coleman Jr.
Notary Public

WARRANTY DEED
From 1119
Claude L. Richardson, et ux
To
Lyndall Roberts and wife,
Margaret Roberts

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of MAY A.D. 1962 at 8:53 o'clock A.M.
Noted in Book 02 Page 87
Recording Fee $2.00
JAMES R. WILSON, Register
By Deputy Reg.

G 223