K 3428

WARRANTY DEED TTC-17247

REAU E. FOLK, JR., ATTY.

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,

EARL AYERS and wife, WILMA AYERS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

B. N. OAKLEY and wife, NOLA J. OAKLEY,

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. 310 on the Plan of Sunset View, Section VI, as of record in Book 2900, pages 54 and 55, Register's Office for said County.

Said Lot No. 310 fronts 125 feet on the southerly side of McGavock Pike and runs back 270.1 feet on the easterly line and 306 feet on the westerly line to a dead line in the rear measuring 95.7 feet.

Being part of the property conveyed to Earl Ayers and wife, Wilma Ayers, by deed from Mercer Realty Co., Inc., of record in Book 3281, page 354, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2995, page 413, 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 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 31 day of July, 1962

Earl Ayers

Wilma Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Earl Ayers and wife, Wilma Ayers,

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 31 day of July, 19 62

My commission expires: [illegible]

Notary Public

fs

15519

WARRANTY DEED

From
EARL AYERS and wife,
WILMA AYERS,

To
B. N. OAKLEY and wife,
NOLA J. OAKLEY,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 13 day of AUG A.D. 1962 at 1:15 o'clock P. M.
Noted in Book 1702 Page 243
Recorded in Book 3318 Page 523
Recording Fee $7.00
JAMES P. WILSON, Register
By E. McLaurin
Deputy Reg.

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

K 523