BK 3430

Book 3430 Page 29

WARRANTY DEED G-169445 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,

EMMA SETLIFF,

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

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. 122 on the plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 122 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 154.4 feet on the westerly line and 158.8 feet on the easterly line to an alley and measures 69.9 feet on said alley.

Being the same property conveyed to Emma Setliff by deed from Losey Tucker Muse et al, of record in Book 2925, page 585, said Register's Office.

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 Grantee.

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 16th day of August, 1962.

Emma Setliff

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 Emma Setliff,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of August, 1962

Reau E Folk Jr.
Notary Public

My commission expires: July 26, 1966

WARRANTY DEED
CB&F
From 17070
EMMA SETLIFF
To
MRS. PEARL BRAZZELL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of AUG A.D. 1962 at 2:44 o'clock P M.
Noted in Book 1612 Page 824
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

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

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