BK 3430

Book 3430 Page 63

WARRANTY DEED TTC-152478

REAU E. FOLK, JR., PGH.

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,

CECIL D. BRANSTETTER and wife, CHARLOTTE C. BRANSTETTER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. C. HORN, unmarried,

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:

Land in the 9th Civil District of Davidson County, Tennessee, on the south side of Highway No. 100, described according to a copy of a survey made in May, 1962, by S. H. Hutchison, surveyor, as follows:

Beginning at a point in the centerline of U. S. Highway No. 100, said point being 110 feet east of the easterly line of the W. S. Smith property; thence leaving said Highway, south 0° 30' east 300 feet to a stake; thence south 88° east 50 feet to a stake; thence north 0° 30° west 299 feet to a stake in the center of said highway; thence with the center of the same, north 87° 30' west 50 feet to the point of beginning.

Being part of the property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter, by deed from W. S. Smith, unmarried, as of record in Book 3375, page 535, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to that portion of the premises embraced within the bounds of any roads or highways.

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 are to be paid by the grantors (sellers).

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 21st day of August, 1962

Cecil D Branstetter

Charlotte C Branstetter

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 Cecil D. Branstetter and wife, Charlotte C. Branstetter,

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 21st day of August, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

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WARRANTY DEED

From
CECIL D. BRANSTETTER & WIFE,
CHARLOTTE C. BRANSTETTER

To
L. C. HORN, unmarried,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of AUG A.D. 1962 at 2:12 o'clock P.M.
Noted in Book 3430 Page 63
Recorded in Book 3430 Page 63
Recording Fee 1.10
JAMES P. WILSON, Register
By Deputy Reg.

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

File Rea. Folk

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