BK 3430

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $1.00
---------- ONE AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantee herein and other good and valuable consideration, receipt of which is hereby acknowledged,

I, James Elton Humphrey, Jr., unmarried

have bargained and sold, and by these presents do transfer and convey unto the said KATIE HUMPHREY, for life with remainder to James Elton Humphrey, Jr.

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Two tracts of land in said County, described as follows:
Being Lot No. 29 on the unrecorded map of a subdivision of Tract No. 14 of the Anderson Lands Improvement Company Property, as of record in Book 1130, page 37, Register's Office for said County, and said Lot No. 29 being described according to an unregistered copy of a survey thereof, as follows: BEGINNING at a point in the easterly margin of Nix Drive, at the corner of Lots 29 and 30; thence with the line between said lots, easterly 175 feet to a point; thence northerly 115 feet to a point thence westerly 175 feet to the east margin of Nix Drive; thence with the margin of same, southerly 115 feet to the point of beginning.
Being the same property conveyed to James Elton Humphrey, Jr., by deed from Allen R. Rippey and wife, of record in Book 2795, page 62, said Register's Office.

Being Lot No. 34 on the unrecorded Map of the Subdivision of Tract 14 of the Anderson Estates and described as follows: BEGINNING at a point in the west margin of Nix Drive at the corner of Lots 33 and 34; thence with the line between said lots, westerly 175 feet to a point; thence northerly 115 feet to a corner of Lot 35; thence with the line between Lots 34 and 35, easterly 175 feet to the west margin of Nix Drive; thence with the margin of the same, southerly 115 feet to the point of beginning.
Being the same property conveyed to James E. Humphrey, Jr., by deed from Mary F. Sims of record in Book 2878, page 575, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1224, page 86, 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 KATIE HUMPHREY her heirs and assigns, forever.

And I do covenant with the said KATIE HUMPHREY that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, the grantor, herein do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of August, 19 62.

James Elton Humphrey, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James Elton Humphrey, Jr.

the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of August, 19 62.

My Commission Expires: July 5, 1966.

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

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