K 3431

Book 3431 Page 355 355

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of TEN AND NO/ONE HUNDREDS ($ 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

Hettie Ramsey Forsythe

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Hettie Ramsey Alcorn

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:

Being Lot No. 35 of block "A" on the Plan of Woodbine Courts, as of record in Book 1130, page 39, Register's Office for said County.
Said Lot No. 35 fronts 80 feet on the easterly side of Simmons Avenue and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Robert C. Forsythe and wife, Hettie Ramsey Forsythe, of deed from Elizabeth C. Burkitt as of record in Book 1876, page 367 Register's Office for Davidson County, Tennessee and said Robert C. Forsythe having deceased on August 19, 1959 and all his debts and inheritance taxes have been paid and the said Hettie Ramsey Forsythe having intermarried with Audie J. Alcorn and it being her desire that title to this property be shown in this new married name.
This conveyance is made subject to restrictive convenants of record in Book 1183, page 441, Register's Office for said County.

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 30th day of August, 19 62

Hettie Ramsey Forsythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman a Notary Public in and for the State and County aforesaid, personally appeared the within named Hettie Ramsey Forsythe the bargainor(s), with whom I am personally acquainted, and who acknowledged that one executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of August 19 62.

My commission expires: Nov. 23, 1964

Tom G. Coleman
Notary Public

18689

WARRANTY DEED

From
Hettie Ramsey Forsythe

To
Hettie Ramsey Alcorn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of AUG A.D. 62 at 11:02 o'clock A.M.
Noted in Book 1703 Page 37
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

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