K 3432

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

Mrs. Tennie J. Wood, a widow

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Mrs. Emma Sparkman and Mrs. Leona Cartwright as tenants in common with each having a life estate in the other's one-half interest

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 the westerly 45 feet of Lot No. 71 in Barrow's Addition to Edgefield now East Nashville, as of record in Plan Book No. 1, page 13, Chancery Court at Nashville.

Said westerly part of Lot No. 71 fronts 45 feet on the southerly side of Russell Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Mrs. Tennie J. Wood, a widow, by deed from Jesse Driver and wife, Ethel Story Driver, as of record in Book 3131, page 173, R. O. D. C., Tennessee.

Seller agrees to give purchasers possession of the land by September 12, 1962.





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 my hand this 4th day of September, 1962.

Mrs Tennie J. Wood

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 Mrs. Tennie J. Wood, a widow, 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 4th day of September 1962.

Tom G. Coleman
Notary Public

My commission expires: Nov. 23, 1964

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