K 3432

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.

Donnie W. West, and wife Marilyn Ruth West

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Charlie B. Ellis and wife, Hattie West Ellis

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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot. No. 10 on the Plan of Due West Valley Acres, not of record, described according to a survey made by H. R. Swann, Jr., Surveyor, as follows:
Beginning on the northerly of Due West Avenue at the corner of Lots Nos. 9 and10; being 1,555.97 feet east of the easterly margin of the Dickerson Road; thence with said Avenue easterly 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 563.40 feet; thence westerly 100 feet to the cornerof Lots Nos. 9 and 10; thence with the line between said two lots southerly 550.44 feet to the beginning.
Being the same property conveyed toDonnie W. West and wife, Marilyn Ruth West by deed from Virgil C. King and wife, Nadine H. King of record in Book 3185, page 64, said Register's Office.

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 1st day of September, 19 62.

Donnie W. West

Marilyn Ruth West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donnie W. West and wife Marilyn Ruth West the bargainer(s), with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this, the 1 day of September, 19 62.

Tom D. Coleman
Notary Public

My commission expires: Nov. 23, 1964

MAIL TO

WARRANTY DEED

From 19826

Donnie W. West, et ux

To

Charlie B. Ellis, et ux

1524 Dew Dr.

Nashville, Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of SEP 1962 A.D. at 4:12 o'clock P.M.
Noted in Book 3 Page 303
Recorded in Book 3 Page 303
Recording Fee $2.00
Register
Deputy Reg.

G 303