3434

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10,000.00

Ten Thousand and No/100 DOLLARS

cash in hand paid by BILLY E. FITZGERALD AND WIFE, CAROLYN J. FITZGERALD

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES K. McELHINEY AND WIFE, EVELYN P. McELHINEY

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 17 on the plan of Richland Meadows, Section 1, of record in Book 2083, page 40, Register's Office for said County.

Said Lot No. 17 fronts 59.9 feet on the southerly side of Knob Road and runs back 153 feet on the westerly line and 153 feet on the easterly line to a dead line, measuring 54.1 feet thereon.

Being the same property conveyed to James K. McElhiney and wife, Evelyn P. McElhiney by deed from Richland Development Company, of record in Book 2204, page 109, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1962 Taxes have been prorated and are hereby assumed by the purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 19th day of September, 1962

James K. McElhiney

Evelyn P. McElhiney

STATE OF TENNESSEE
DAVIDSON COUNTY

ST. TE TAX 15.00
PROBATE 50
TOTAL $ 15.50

SEP 21 1962

R. E. WORNALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, Adah Tenison, a Notary Public in and for said County and State, the within named James K. McElhiney and wife, Evelyn P. McElhiney

the bargainors, 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 19th day of September, 1962

My Commission Expires February 1, 1965

Notary Public.

TENNESSEE TITLE COMPANY

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22434

Warranty Deed

From

JAMES K. McELHINEY AND WIFE,

To

EVELYN P. McELHINEY

BILLY E. FITZGERALD AND WIFE,

CAROLYN J. FITZGERALD

WARRANTY DEED

STATE OF TENNESSEE, DAVIDSON COUNTY

Received for record SEP 21 1962 at 11:45 o'clock A.M.

Noted in Book 2243 Page 222

Recording Fee $2.50

R. E. WORNALL, Register

By [illegible] D.C.

Deputy Reg.

$10,000.00

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