K 3434

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/100 DOLLARS ($ 10.00),

Cash in hand paid by Fred I. Kelly, and wife Marilyn H. Kelly, and other good and valuable consideration, receipt of which is hereby acknowledged;

William F. Fullerton, Jr. and wife, Freddie K. Fullerton

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Fred I. Kelly and wife, Marilyn H. Kelly

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 275 on the plan of Caldwell Hall, Section II. as of record in book 2900, page 96, Register's Office for said County.

Said lot No. 275 fronts 80.47 feet on the northerly side of Harding Place, and runs back 165 feet on the easterly line and 168.9 feet on the westernly line, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to William F. Fullerton, Jr. and wife Freddie K. Fullerton, as of record in Book 3252, page 51, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 3097, page 407; and to the easements and limitations shown on the Map of record in Book 2900, page 96, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.. except taxes for 1962, which are prorated and assumed by the grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 15 day of September, 1962.

William F. Fullerton, Jr.

Freddie K. Fullerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. E. Neal, a Notary Public in and for the State and County aforesaid, personally appeared the within named William F. Fullerton, Jr. and Freddie K. Fullerton the bargainor(s), 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, the 15 day of September, 1962.

C. E. Neal
Notary Public

My commission expires: May 5, 1964

WARRANTY DEED

From 22552

WILLIAM F. FULLERTON, JR. and FREDDIE K. FULLERTON

To

FRED I. KELLY, and Wife MARILYN H. KELLY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of SEP A.D. 1962 at 9:33 o'clock M.
Noted in Book 3434 Page 411
Recording Fee $3.00
Register
Deputy Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

1 + 6, 0000.00

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