K 3435

TENNESSEE TITLE COMPANY

For and in consideration of the sum of THIRTEEN THOUSAND AND NO/100 - ($13,000.00) - DOLLARS

cash in hand paid by TOM A. BLANKENSHIP AND WIFE, CLEMMA S. BLANKENSHIP

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, SARAH SMITH TUCKER (NOW FRAZER) AND HUSBAND, L. M. FRAZER, AND MOTHER, LUCY ORA SMITH

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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Walnut Grove as of record in Book 2133, page 87, Register's Office for said County.
Said lot fronts 78 feet on the east side of Theodore Road, and extends back 149 feet on the north line and 150.5 feet on the south line, to a dead line in the rear on which it measures 78 feet.
Being the same property conveyed to Sarah Smith Tucker and mother, Lucy Ora Smith, by deed from F. S. Evans, Inc., as of record in Book 2304, page 615, 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.

1962 taxes have been prorated in the sale and are hereby assumed by 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 21st day of September, 1962

L. M. Frazer — Sarah Smith Tucker Frazer, Lucy Ora Smith

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Tom Summers, a Notary Public in and for said County and State, the within named Sarah Smith Tucker Frazer, Lucy Ora Smith and L. M. Frazer

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 21st day of September, 1962

Commission expires November 23, 1965

Tom Summers
Notary Public.

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 25 day of SEP. A.D. 1962 at 11:25 o'clock A. M.
Noted in Book 1103 Page 223
Recorded in Book ___ Page ___
Recording Fee $2.00
Ellis W. Wiseman, Register
By [illegible]

Warranty Deed

FROM
Sarah Smith Tucker (now Frazer) and husband, L. M. Frazer, and mother, Lucy Ora Smith

TO
Tom A. Blankenship and wife, Clemma S. Blankenship

$13,000.00

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