K 3459

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS
cash in hand paid by JOSEPH VIRGIL CLEMMONS AND WIFE, ELAINE H. CLEMMONS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. MORGAN HURT AND WIFE, RUTH W. HURT

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:

Being Lot No. 178 on the Plan of Sutherland Heights, Section Five, as of record in Book 2900, page 1, Register's Office for said County.
Said lot fronts 112 feet on the easterly side of Western Hills Drive and runs back 225.1 feet on the southerly line and 235.1 feet on the northerly line to a dead line in the rear on which it measures 115.5 feet.
Being the same property conveyed to J. Morgan Hurt, by deed from Western Hills Development Company, Inc., as of record in Book 3374, page 89, 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 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 22nd day of October 19 62

J. Morgan Hurt

Ruth W. Hurt

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords Sr., a Notary Public in and for said County and State, the within named J. Morgan Hurt and wife, Ruth W. Hurt

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 22nd day of October, 19 62

My Commission expires May 16, 1964

State at Large Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-12969 MSB

From
J. MORGAN HURT, ET UX

To
JOSEPH VIRGIL CLEMMONS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of OCT A.D. 1962 at 2:19 o'clock P.M.
Noted in Book 1813 Page 42
Recorded in Book Page
Recording Fee $ 2.00
Fred J. Millwood, Register
By Deputy Reg.

Published by
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