K 3459

WARRANTY DEED TTC-155991 REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ******** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES C. WILLIAMS and wife, MILDRED A. WILLIAMS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARROLL JACKSON DUKE and wife, JOYCE FAYE DUKE, 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. 52 on the Plan showing a Resubidivison of original Lot No. 52 on the Plan of Rosebank Park, as of record in Book 3106, page 133, Register's Office for Davidson County, Tennessee.

Said lot fronts 89 feet on the northerly side of Solon Drive and runs back 156 feet on the easterly line and 159.3 feet on the westerly line to a broken line in the rear on which it measures 128 feet.

Being the same property conveyed to James C. Williams and wife, Mildred A. Williams, by two deeds from S. Briggs Burkhalter and wife, as of record in Book 3150, page 119 and in Book 2992, page 630, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2041, page 35, 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.

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.
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 22nd day of October, 19 62

James C. Williams
Mildred A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named James C. Williams and wife, Mildred A. Williams, 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 22nd day of October, 19 62.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

29185

WARRANTY DEED

From
JAMES C. WILLIAMS and wife,
MILDRED A. WILLIAMS,

To
CARROLL JACKSON DUKE and wife
JOYCE FAYE DUKE

Ret. Reau Folk

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
of OCT 1962 A.D.
at 1:52 o'clock P M.
Noted in Book 43 Page 514
Recorded in Book Page
Recording Fee $2.00
Edw. J. Gilmore, Register
By Deputy Reg.



REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 529