K 3461

For and in consideration of the sum of $ Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable ~~DOLLARS~~ considerations,

Marie Yager Fitzpatrick

have bargained and sold, and by these presents do transfer and convey unto the said

C.E. Garner and wife Lillian Garner

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 a part of Los Nos. 15 & 16 of Block "F" on the revised plan of Power and Roth's Madison Park Subdivision as of record in Book 843, page 7, Register's Office for said County and according to an unrecorded survey made by Ernest Medlin, Surveyoe, on October 8, 1962, is described as follows;

Beginning at a point in the westerly margin of Walnut Street, same being the southeasterly corner of Lot No. 8 of said subdivision and the northeasterly corner of the parcel herein described; thence westerly with the southerly boundary line of Lots Nos. 8 & 7 of said subdivision 100 feet to a point; thence southerly with the easterly boundary line of Lot No. 14 of said subdivision, 100 feet to a point; thence easterly 100 feet to a point in the westerly margin of Walnut Street; thence northerly with said margin, 100 feet to the point of beginning, being the most northerly 100 feet of said Lots Nos. 15 & 16.

Being part of the same property conveyed to Charles William Fitzpatrick and wife, Marie Yager Fitzpatrick, by deed from George H. Castleman and wife, Anna Christine Castleman of record in Book 1644, page 371 said Register's Office, and the same property vested in Marie Yager Fitzpatrick by Chancery Cout Decree of December 16, 1954, in Minute Book 64, page 250, a certified copy of which is of record in Book 2439, page 117, 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 C. E. Garner et ux Lillian Garner, their heirs and assigns, forever.

And I do covenant with the said C. E. Garner et ux LillIan Garner that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Marie Yager Fitzpatrick do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Garner et ux Lillian Garner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of November, 1962

Marie Yager Fitzpatrick

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Homer E. Chance, a Notary Public in and for said County and State, the within named MARIE YAGER FITZPATRICK

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of Nov. 1962

Commission expires Oct. 28-64

Homer E. Chance
Notary Public

Mail To C.E. Garner
Y 259 Madison Blvd.

Warranty Deed

From 31039
MARIE YAGER FITZPATRICK

To
C. E. GARNER ET UX
LILLIAN GARNER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 8 day of NOV A.D. 1962 at 12:15 P.M.
Noted in Book 1453 Page 538
Recording Fee $2.00
Lucy Williams, Register
By Emily Rees, Deputy Reg.

Furnished by
TITLE COMPANY
NASHVILLE, TENN.
Representing
[redacted]
INSURANCE COMPANY
and
INSURANCE CORPORATION OF
PENNSYLVANIA

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