K 3462

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,

REAU E. FOLK, JR., joined by his wife, ELINOR H. FOLK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES FRANK HUFF and wife, LOIS S. HUFF,

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:

Land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on the unrecorded Map of the property known as the Bracey Farm, described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

BEGINNING in the westerly margin of Springfield Highway at a point which is the northeasterly corner of Tract No. 1 and also the southeasterly corner of Tract No. 2, as shown on said survey, said beginning point lying 286 feet (as measured along a slight curve forming the westerly margin of Springfield Highway) northerly from the southeasterly corner of the property conveyed to Charles A. Clerici and Sue T. Viaches from William Gifford and wife, Lila Mae Gifford, by deed of record in Book 3256, page 251, Register's Office for said County, in which deed Tract No. 1 and Tract Nos. 2 and 3 were combined in one description; thence along the line between Tract No. 1 and Tract No. 2, south 88° west 200 feet to the northwesterly corner of Tract No. 1, being also the southwesterly corner of Tract No. 2; thence along the westerly line of Tract No. 2, north 15° 45' west 250 feet to the southwesterly corner of Tract No. 3; being also the northwesterly corner of Tract No. 2; thence north 71°30' east 222 feet to the westerly margin of Springfield Highway at the southeasterly corner of Tract No. 3 and the northeasterly corner of Tract No.2; thence along the westerly margin of Springfield Highway, around a slight curve, southwardly 315.6 feet to the beginning, containing 1.4 acres.

Being the same property conveyed to Reau E. Folk, Jr., by deed from Charles A. Clerici et al, of record in Book 3285, page 15, 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 16th day of November, 1962

Reau E. Folk Jr

Elinor H. Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nola Walker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Reau E. Folk, Jr., and wife, Elinor H. Folk,

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 16th day of November, 1962

Nola Walker
Notary Public

My commission expires: April 16, 1963

WARRANTY DEED
CRAF 32837
From REAU E. FOLK, JR., ET UX
To JAMES FRANK HUFF ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of NOV A.D. 9 M. at 12:55 o'clock
Noted in Book 3462 Page 680
Recorded in Book Page
Recording Fee $2.00
Kelly Miller Register
By Emma Swaney Deputy Reg.

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

File: Reau Folk

G 535