K 3462

WARRANTY DEED TTC-156281

REAU E. FOLK, JR., FIRM

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,

CHARLES A. CLERICI and SUE T. VIACHES,

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. 1 on the unrecorded map of the property known as the Bracey Farm, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 10, 1960, as follows:

Beginning at a point in the west margin of Springfield Highway, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, south 88° west 200 feet to the line of the Fisher Lands; thence along Fisher's east line, south 15° 45' east 290 feet more or less to a corner of the Fisher Property; continuing with Fisher's line, easterly 128 feet more or less to the west margin of Springfield Highway; thence with the margin of the same northerly 286 feet to the point of beginning.

Being part of the property conveyed to Charles A. Clerici and Sue T. Viaches, by deed from William Gifford and wife, as of record in Book 3256, page 251, 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, 19 62

Charles A. Clerici

Sue T. Viaches

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 Charles A. Clerici and Sue T. Viaches,

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, 19 62

My commission expires: July 26, 1966

Reau E Folk Jr
Notary Public

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED
CRAF

From 32830
CHARLES A. CLERICI and
SUE T. VIACHES

To
JAMES FRANK HUFF ET UX

$13,500.00 MB372 9/

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of NOV A.D. 1962 at 1:24 o'clock P.M.
Noted in Book 4153 Page 158
Recorded in Book Page
Recording Fee $2.00
Ed J. Wright, Register
By Mary Lynn Deputy Reg.

PG 559