BK 3463

Book 3463 Page 435

435

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 **********

DOLLARS ($)

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

VASHIE C. SWATS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE LAWRENCE and wife, MYRTLE LAWRENCE,

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 the northerly 55 feet of the southerly 119 feet of Lot No. 1 on the Waverly Land Company's Plan of Lots called Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of said lot fronts 55 feet on the easterly side of Beech Avenue and runs back between parallel lines, 197 feet more or less to an alley.

Being the same property conveyed to Vashie C. Swats by deed from W. D. Durrett and wife, of record in Book 3462, page 196, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1552, page 569, 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 ____ day of _____, 19__

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Vashie C. Swats, a widow

the bargainor(s), 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 _____, Tennessee, this, the ____ day of _____, 19__

My commission expires: My Commission Expires August 27, 1966

_____ Notary Public

33015 84

WARRANTY DEED

From Vashie C. Swats

To Joe Lawrence et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of NOV A.D. 1962 at 1:30 o'clock P.M.
Noted in Book 3463 Page 435
Recorded in Book ___ Page ___
Recording Fee $2.00

_____, Register
By _____, Deputy Reg.

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

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