K 3466

WARRANTY DEED TTC G-157932

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,

A. W. ASHBY, JR. and wife, MALLIE G. ASHBY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES LOWELL MESSER and wife, LILLIAN MESSER,

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 one-half of Lot No. 23 on the Map of Maplewood Home Tract, as of record in Book 481, page 17, Register's Office for said County.

Said part of said Lot No. 23 fronts 50 feet on the easterly side of Baxter Avenue, and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to A. W. Ashby, Jr., and wife, Mallie G. Ashby, by deed from John L. Hogue, Jr., and wife, as of record in Book 3657, page 382, 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 11th day of December, 1962

Mallie G. Ashby

A. W. Ashby, Jr.

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 A. W. ASHBY, JR. and wife, MALLIE G. ASHBY,

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 14th day of December, 1962

Nola Walker
Notary Public

My commission expires: April 16, 1963

37943

37 WARRANTY DEED
hds

From
A. W. ASHBY, JR. and wife,
MALLIE G. ASHBY

To
CHARLES LOWELL MESSER and
wife, LILLIAN MESSER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received DEC 14 1962 AM 8 32
of
at 11:15 o'clock
Noted in Book
Recorded
Recorder

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

G 333