K 3501

G-157907

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00---------- DOLLARS

TEN AND 00/100----------

cash in hand paid by ROBERT A. Texander BASS AND WIFE, ANNA BELL BASS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, H. F. CHARLTON AND WIFE, WILLA IRENE CHARLTON

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being the easterly 44 feet of Lot No. 2 on the Plan of the McAlister Property, as of record in Book 421, page 10, Register's Office for said County.

Said part of Lot No. 2 fronts 44 feet on the northerly side of Lawrence Avenue and runs back between parallel lines, 150 feet to a dead line, or a proposed alley.

Being the same property conveyed to H. F. Charlton and wife, Willa Irene Charlton, by deed from James T. Irvin and wife, as of record in Book 731, page 703, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 15th day of January 19 63

H. F. Charlton

Willa Irene Charlton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Elizabeth Young, a Notary Public in and for said County and State, the within named H. F. Charlton and wife, Willa Irene Charlton

the bargainors, 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 15th day of January 19 63

Commission expires August 1, 1965

Elizabeth Young
Notary Public.

TENNESSEE TITLE COMPANY



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 17 day of JAN A.D. 1963 at 12:45 o'clock P.M. and recorded in Book 4091 Page 217
Recording Fee $ 2.00
Register
By

Modlin Realty Company

Warranty Deed

From H. F. CHARLTON ET UX

To ROBERT A. BASS ET UX

43554

Deed

G 543