K 3502

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $12,500.00

TWELVE THOUSAND, FIVE HUNDRED AND NO/100 - DOLLARS

cash in hand paid by Walter O. Tyree and wife, Elizabeth L. Tyree

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

F.E. Stratton, Jr., and wife, Bettie Stratton

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:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, page 1, Register's Office for said County. SAID Lot No. 375 fronts 81.59 feet on the southerly margin of Bonnahill Drive and runs back between lines, measuring 151.6 feet on the westerly side and 154.6 feet on the easterly side to a dead line in the rear on which it measures 90.5 feet. BEING the same property conveyed to F.E. Stratton, Jr., and wife, Bettie Stratton by deed from Miller Kimbrough, Trustee, of record in Book 3501, page 497, Register's Office for Davidson County, Tennessee.

This coveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 25th day of January, 1963

F.E. Stratton

Bettie Stratton

STATE OF TENNESSEE
DAVIDSON COUNTY

AX 18.25
PROBATE .50
TOTAL $ 18.75

Personally appeared before me, A.M. Tenison, a Notary Public in and for said County and State, the within named F.E. Stratton, Jr. and wife, Bettie Stratton

JAN 28 1963
R. E. WORRALL.
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 25th day of January, 1963.

Commission expires February 1, 1965

A.M. Tenison, Notary Public.

TEN

FORM 1001

$ 12,500.00

REGISTER'S OFFICE NASH
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JAN A.D. 19 63 at 2:10 o'clock P.M.
Noted in Book 4041 Page 377
Recorded in Book ___ Page ___
Recording fee $2.25

Warranty Deed

FROM 14769

F.E. Stratton, Jr. and wife, Bettie Stratton

TO

Walter O. Tyree and wife, Elizabeth L. Tyree

G 571