K 3504

TENNESSEE TITLE COMPANY

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ TEN and no/100 ($10.00) DOLLARS cash in hand paid by JAMES W. SHARP and wife, RUBY T. SHARP, and other good and valuable consideration accepted as cash, receipt of all of which is hereby acknowledged, and the agreement of said JAMES W. SHARP and wife, RUBY T. SHARP, to assume and pay the remaining unpaid balance of $12,992.80 and interest of a note dated December 9, 1959, secured by a trust deed of record in Book 3016, page 143, Register's Office for Davidson County, Tennessee, from JOHN J. O'DEA ET UX to JOHN V.MURPHREE Trustee, we W. T. GARNER and wife, MADGELINE L. GARNER, have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. SHARP and wife, RUBY T. SHARP, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 30 on the Plan of Southwood, as of record in Book 2663, page 125, Register's Office for said County.
Said Lot fronts 150 feet on the northwesterly side of Brewer Drive and runs back 286.18 feet on the southwesterly line and 250 feet on the northeasterly line to a dead line and measures 163.55 feet.
Being the same property conveyed to W. T. GARNER and wife, MADGELINE L. GARNER, by deed from GEORGE M. JOHNSON and wife, LUCILE B. JOHNSON, of record in Book 3432, page 105, said Register's Office.

This conveyance is made subject to set-back lines and easements shown on the said recorded Plan of said Subdivision, and Restrictions of record in Book 2904, page 51, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES W. SHARP and wife, RUBY T. SHARP, their heirs and assigns, forever.

And we do covenant with the said JAMES W. SHARP and wife, RUBY T. SHARP, 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 except as herein set out and for taxes assumed by grantees.

And we, W. T. GARNER and wife, MADGELINE L. GARNER, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES W. SHARP and wife, RUBY T. SHARP, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of December, 1962.

W. T. Garner — W. T. GARNER

Madgeline L. Garner — MADGELINE L. GARNER

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lyda K. Burgess, a Notary Public in and for said County and State, the within named W. T. GARNER the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 1962.

My Commission Expires April 25, 1966

Lyda K. Burgess
Notary Public

NOTARY PUBLIC

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