K 3505

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

----------TEN AND NO/100----------DOLLARS

cash in hand paid by JESSIE BROWN AND WIFE, MARY FRANCES BROWN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I STANLEY T. SHODGRASS, TRUSTEE

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 LOT NO. 12 ON THE PLAN OF CUMBERLAND GARDENS, SECTION V, AS OF RECORD IN BOOK 3300, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF JENKINS STREET AND RUNS BACK 148.9 FEET ON THE WEST LINE AND 120 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 57.8 FEET.

BEING PART OF THE PROPERTY CONVEYED TO STANLEY T. SHODGRASS, TRUSTEE, WITH FULL POWER, BY DEED FROM IDA FLAIR, AS OF RECORD IN BOOK 3278, PAGE 195, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3340, PAGE 125; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON RECORDS BOOK 3300, PAGE 37, REGISTER'S OFFICE OF SAID COUNTY.

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 31ST day of JANUARY 19 63

STANLEY T. SHODGRASS, TRUSTEE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, MARY R. COATES, a Notary Public in and for said County and State, the within named STANLEY T. SHODGRASS, TRUSTEE

the bargainors, 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 31ST day of JANUARY, 19 63.

Commission expires OCT. 20, 1965

MARY R. COATES Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM STANLEY T. SHODGRASS, TRUSTEE

TO JESSIE BROWN & WIFE, MARY FRANCES BROWN

(MURFREES MORTGAGE CO.)

47811

$9,700.00

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
FEB 14 1963
at 1:28 o'clock P.M.
and recorded in Book 1494 Page 611
Recording Fee $2.00

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