K 3505

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, ATLAS WRECKING COMPANY formerly VANDERPOOL-TUNE WRECKING CO.

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES W. GERALD, JR. AND WIFE, BETTY C. GERALD 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.120 on the Plan of Dodson Heights Subdivision, of record in Book 2900, page 113, Register's Office for said County.
Said Lot No. 120 fronts 70 feet on the northeasterly side of Baltic Drive and extends back 142.8 feet on the southeasterly line and 135 feet on the northwesterly line, to a dead line in the rear on which it measures 48 feet.
Being part of the property conveyed to Vanderpool-Tune Wrecking Company, a Tennessee Corporation, by deed from S & F, Incorporated, as of record in Book 3455, page 407, said Register's Office.

The above described property is conveyed subject to restrictions in Book 3130, page 323, as amended by instrument in Book 3161, page 279, 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 CHARLES W. GERALD, JR. AND WIFE, BETTY C. GERALD their heirs and assigns, forever.
And the grantor does covenant with the said CHARLES W. GERALD, JR. AND WIFE, BETTY C. GERALD that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.
And the grantor herein does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, ATLAS WRECKING COMPANY, has caused this instrument to be executed by its duly authorized officers on this the 14th day of February, 1963.

ATLAS WRECKING COMPANY

Attest: By: John A. Trimm Sec.

STATE OF TENNESSEE
DAVIDSON COUNTY } (SEE CORPORATE ACKNOWLEDGEMENT)

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires Notary Public

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