K 3506



For and in consideration of the sum of Ten

cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged ($ 10.00 ) DOLLARS, * and other good and valuable considerations and this conveyance is made subject to a deed of trust of record book 1863, page 67, Register's Office Davidson County, Tennessee. This mortgage is held by Kimbrough-Phillips Company.

This conveyance is made subject to a mortgage held by Sam Coleman and recorded in book 2804, Page 426, Said Register's office.

Charles H. Goddard and wife, Marjorie H. Goddard

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Malcolm L Barrett and wife, Rachel S. Barrett

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 28 on the Plan of Sterling Subdivision, Section I, as of record in Book 1424, page 97, Register's Office for said County, more particularly described as follows:

Said Lot No. 28 is situated on the corner of Lutie Street and Boone Drive; beginning at a point on the northerly margin of Lutie Street at the southeast corner of Lot No. 27; thence with the northerly margin of said Lutie Street, eastwardly 40 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.42 feet to a point on the westerly margin of said Boone Drive; thence with the margin of the same, northwardly 138.4 feet to the southeast corner of Lot No. 16 on said plan; thence with the line between said Lots 15, 16 and 23, westwardly 60 feet to the northeast corner of said Lot 27; thence with the line between said Lots 27 and 28, southwardly 158.4 feet to the beginning.

Being the same property conveyed to Charles H. Goddard and wife, Marjorie H. Goddard by deed from Robert J. Dennison and wife, Dorothy Ann Dennison, as of record Book 3073, page 479, R. O. D. C., Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 17th day of February, 1963.

Charles H. Goddard

Marjorie H. Goddard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jon N. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles H. Goddard and wife, Marjorie H. Goddard the bargainor(s), 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, the 17th day of February 1963.

Jon N. Coleman
Notary Public

My commission expires: November 23, 1964

WARRANTY DEED

From Charles H. Goddard, et ux

To 48600

Malcolm L. Barrett, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of FEB A.D. 1963 at 8:32 o'clock A. M.
Noted in Book 10 Y Page 47
Recorded in Book 1863 Page 67
Recording Fee $2.00
Register
By Deputy Reg.

Sweet Realty Co
916 Murfreesboro Rd.
Nashville, Tenn.

PG 221