K 3530

WARRANTY DEED — SEAY E. POLK, JR., PRINT — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of
TEN AND NO/100 ********** DOLLARS ($ 10.00),

cash in hand paid to us by Mrs. Mae H. Fowler, a widow, the receipt of which is hereby acknowledged by us, and other good and valuable considerstion, we, Jack D. Todd and wife, Roberta J. Todd

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Mrs. Mae H. Fowler, a widow,

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

Being lot No. 30 on the Map of Fairway View Subdivision, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee.

Said lot No. 30 fronts 75 feet on the southeasterly margin of Newport Drive, and extends back 230.3 feet on the southwesterly line and 229.6 feet on the northeasterly line, to a line in the rear on which it measures 75 feet.

Being the same real property conveyed to Jack D. Todd and wife, Roberta J. Todd, by deed from Raymond T. Huffman and wife, dated January 1, 1961, of record May 8, 1962 and recorded in Book 3374, page 403, Register's Office.

This conveyance is subject to zone lots and conditions of record in Book 2900, page 41, and Book 2965, page 41, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for taxes which are hereby assumed by grantee for 1963.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 2[illegible] day of [illegible], 1963.

Jack D. Todd

Roberta J. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, KENNETH W. COX, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jack D. Todd and wife, Roberta J. Todd, the bargainor(s), with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of March, 1963.

KENNETH W. COX NOTARY PUBLIC

Notary Public

My commission expires:

PLEASE MAIL TO: Mrs. Mae Fowler; % Friendly Flower Shop; 99 Bridgeway; Old Hickory, Tenn.

20 53206

WARRANTY DEED

From
Jack D. Todd, et ux

To
Mrs. Mae H. Fowler, a widow

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of MAR 1963 A.D. at 1:15 o'clock P.M.
Noted in Book 4147 Page 754
Recording Fee $2.00
[illegible], Register
By [illegible] D.C.
County Reg.

[redacted]

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