K 3530

WARRANTY DEED TTC-159118

REAU E. FOLK, JR., ATTY

For and in consideration of the sum of TEN AND NO/100 **********

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JAMES H. BUCHANAN and wife, EDITH Z. BUCHANAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOWARD E. DRIVER and wife, KATHERINE W. DRIVER,

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. 153 on the Map of Victory Heights Subdivision, of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 153 fronts 60 feet more or less on the southerly side of Pride Avenue and runs back 150 feet more or less on the westerly line and 150.3 feet more or less on the easterly line, to a dead line in the rear, measuring 60 feet more or less thereon.

Being the same property conveyed to James H. Buchanan and wife, Edith Z. Buchanan, by deed from General Homes, Inc., of record in Book 1858, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1300, page 377, 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 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.

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.

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 19th day of March, 19 63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Abernathy, a Notary Public in and for the State and County aforesaid, personally appeared the within named James H. Buchanan and wife, Edith Z. Buchanan,

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 19th day of March, 19 63

My commission expires: 10-25-1965

Notary Public

WARRANTY DEED
CB&F
From
JAMES H. BUCHANAN and wife,
EDITH Z. BUCHANAN,
To
HOWARD E. DRIVER and wife,
KATHERINE W. DRIVER,

53393

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of 1963 A.D. 12 M.
at 12:35 o'clock P.M.
Noted in Book 1054 Page 743
Recorded in Book ___ Page ___
Recording Fee $2.00

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 207