K 3530

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS

cash in hand paid by JOHN WESLEY FLOWERS AND WIFE, RUTH D. FLOWERS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, MARGARET RICHARDSON, a widow

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. 31 on the Map of W. M. Butler's Subdivision of 11-3/4 acres of land in the old 13th Civil District of said County, of record in Book [illegible], page [illegible], Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the westerly side of [illegible] Avenue North, formerly Butler Street, and runs back between parallel lines [illegible] feet, more or less, to an alley.

[illegible] the same property conveyed to [illegible] by deed from W. A. Tennyson of record in Book [illegible], page [illegible], Register's Office, the said Carl Richardson, having since died.

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 21st day of March, 19 63

Margaret Richardson

Margaret Richardson

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, L. D. RICHARDS, a Notary Public in and for said County and State, the within named MARGARET RICHARDSON, a widow, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 19 63

Commission expires May 1, 1966

L. D. Richards Notary Public.

TENNESSEE TITLE COMPANY

53501

Warranty Deed

From

To

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and filed for record this 22 day of MAR 1963 at 10 o'clock A.M.
Recorded in Book 2672 Page 170
Recording Fee $2.00
R. E. Worrall, Register
By [illegible] Deputy Reg.

Published by TENNESSEE TITLE COMPANY

STATE TAX $ 10.88
PROBATE $ 1.38
TOTAL $ 12.26

MAR 22 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G 359