K 3533

WARRANTY DEED TOM S. COLEMAN, FORM

For and in consideration of the sum of [illegible] ($ [illegible]) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

[illegible], Lincoln L. Garrett and Wife, Rachel S. Garrett

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto [illegible], William J. Jeannette and Wife, Frances H. Jeannette

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:

[illegible] Addition, Section V, as of record [illegible], Davidson County, Tennessee.

[illegible] Lincoln L. Garrett and Wife, Rachel S. Barrett [illegible]

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 my hand this 11 day of April, 1963.

Lincoln L. Garrett

Rachel S. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James R. Carney, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lincoln L. Garrett and wife, Rachel S. Garrett, 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 11 day of April, 1963.

My commission expires: March 3, 1964

James R. Carney
Notary Public

57358

WARRANTY DEED

From
Lincoln L. Garrett and Wife,
Rachel S. Garrett

To
William J. Jeannette and Wife,
Frances H. Jeannette

11/2



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUN
Received for record 15 day
of APR 1963
at 12:03 o'clock P.M.
Noted in Book 1015 Page 66
Recorded in Book ___ Page ___
Recording fee $2.00
[illegible], Register
By [illegible], Deputy Reg.



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