K 3537

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by James L. Taylor and wife, Margaret Baltz Taylor

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANDREW EWING, TRUSTEE, pursuant to the power and authority vested in me by deed of record in Book 3375, page 108, Register's Office, Davidson County, Tennessee, 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. 237 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 237 fronts 57 feet on the east side of Crowe Drive and runs back 176.21 feet on the northerly line and 170.61 feet on the southerly line to a dead line in the rear on which it measures 57.25 feet.

Being part of the property that was conveyed to ANDREW EWING, TRUSTEE, aforesaid, by deed from E. D. Chappell and wife, of record in Book 3375, page 108, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 3465, page 403, said Register's Office, and to easements, set-back lines and other provisions of the Plan of record in Book 3300, page 91, said Register's Office, to which reference is here made.

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 15th day of January, 19 63

Andrew Ewing, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 19 63

Commission expires October 26, 1963

Betty Poage
Notary Public

Warranty Deed

FROM ANDREW EWING, TRUSTEE

To James L. Taylor, et ux

(Murphree Mortgage Company)

61899

($11,025.00)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
MAY 9 1963 AT 2:35 P.M.
RECORDED MAY 9 1963
2.90

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

TAX $ 16.54
TOTAL $ 17.04
MAY 9 1963
R. E. WEBB RALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PG 337