BK 3538

WARRANTY DEED NTC 9527

REAU E. FOLK, JR., FORM

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,

HARRY GRAHAM and wife, MARGARET H. GRAHAM,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

WILLARD E. COLGAN and wife, WANDA J. COLGAN,

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. 25 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said Lot No. 25 fronts 100 feet on the southerly side of Colorado Avenue, formerly Ninth Street, and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Harry Graham and wife, Margaret H. Graham by deed from Marshall Jackson and wife, Geneva Cravens Jackson of record in Book 3401, page 490, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1455, page 364, said Register's Office contained in deed from Mrs. Bettie Justice Simpson to Robert Clyde Pully and wife, dated February 14, [illegible], filed February 20, 1948.

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 1963 taxes which have been prorated and assumed by the grantees.

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 5th day of April, 1963.

Margaret H. Graham — Harry Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cara J. Mackie, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry Graham and wife, Margaret H. Graham,

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 5th day of April, 1963.

Cara J. Mackie
Notary Public

My commission expires: May 25, 1963.

hs

WARRANTY DEED
CB&F
From 63620
HARRY GRAHAM and wife,
MARGARET H. GRAHAM
To
WILLARD E. COLGAN and wife
WANDA J. COLGAN

12:44 145 P 353 2 mo



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