BK 3570

WARRANTY DEED GTC 173414 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, therreceipt of all of which is hereby acknowledged,

MARY GRIZZARD and LESLIE R. GRIZZARD, JR.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUBY B. FELTNER and PEGGY L. FELTNER,

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 the easterly 50 feet of Lot No. 16 and part of Lot No. 17 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County, described together as follows:

Beginning at a point on the southerly margin of Sunset Place, formerly Turner Avenue 50 feet easterly from the corner of Lots Nos. 15 and 16 on said plan; thence with the southerly margin of said Sunset Place eastwardly 53 feet to a point 3 feet easterly from the corner of Lots Nos. 16 and 17; thence southwestwardly 160.5 feet to the corner of said Lots Nos. 12, 13, 16 and 17 on said plan; thence with the line between lots Nos. 13 and 16 westwardly 50 feet; thence northwardly 160.5 feet to the beginning.

A one-half undivided interest in part of Lot No. 16 of premises was inherited by Leslie R. Grizzard, Jr. as the only heir-at-law of Margaret Emma Grizzard, deceased, and the remaining one-half undivided interest in part of Lot No. 16 and all the interest in part of Lot No. 17 of premises was devised to Mary Grizzard and Leslie R. Grizzard, Jr. by will of Leslie R. Grizzard, Sr., deceased, of record in Will Book 76, page 431, County Court for said County.

This conveyance is made subject to easements for right-of-way of Sunset Place and for slopes, cuts and fills and across premises granted City of Nashville by Leslie R. Grizzard of record in Book 1933, page 283, 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 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 Buyers.

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 12 th day of May, 19 63

Leslie R. Grizzard, Jr.

Mary Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Grizzard and Lislie R. Grizzard, Jr., 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 24th day of May, 1963

My commission expires: July 26, 1966

Reau E. Folk Jr.
Notary Public

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FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

WARRANTY DEED CRAF 64851

From MARY GRIZZARD and LESLIE GRIZZARD, JR.

To RUBY B. FELTNER and PEGGY L. FELTNER

REGISTER'S OFFICE, STATE OF TENNESSEE, DAVIDSON COUNTY. Received for record MAY 27 1963 at 1/23 o'clock P.M. Noted in Book 1645 Page 431 Recording Fee $2.00. Register. By Deputy Reg.

4-15-235-

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PG 31