K 3574

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

---------- TEN AND No/100 ---------- DOLLARS

cash in hand paid by AUGUSTUS MITCHELL SR., AND WIFE, ANA LYNN MITCHELL

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, We, I Dodson Batson, TRUSTEE

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. 13 ON THE PLAN OF CUMBERLAND GARDENS, SECTION VIII, AS OF RECORD IN BOOK 3300, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 25TH AVENUE NORTH, AT THE CORNER OF LOTS 12 AND 13; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 94 FEET TO A CORNER OF LOT No. 14; THENCE WITH THE LINE BETWEEN LOTS 13 AND 14, SOUTHERLY 62 FEET TO A POINT IN THE NORTHERLY MARGIN OF JENKINS STREET; THENCE WITH THE MARGIN OF THE SAME EASTERLY 74 FEET TO A POINT, AT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 31.4 FEET TO A POINT IN THE WESTERLY MARGIN OF 25TH AVENUE NORTH; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 42 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO DODSON BATSON, TRUSTEE, WITH FULL POWER, BE DEED FROM CHARLES BERNHARDT AND WIFE, AS OF RECORD IN BOOK 3404, PAGE 517 SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3435, PAGE 225; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3300, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

To have and to hold the said tract of 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, INSOFAR AS I, AS TRUSTEE, AM AUTHORIZED SO TO DO, BUT NOT OTHERWISE.

Where 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 my hands this 18TH day of JUNE, 19 63

Dodson Batson, TRUSTEE

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 15.45
PROBATE
TOTAL $ 15.45

Personally appeared before me, Mary R. Coates, a Notary Public in and for said County and State, the within named Dodson Batson, TRUSTEE

JUL 21 1963

R. E. WORRALL
REGISTER OF DEEDS, DAVIDSON COUNTY, TENNESSEE

the bargainors, 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 18TH day of JUNE, 1963

My Commission expires Oct 20, 1963

Mary R. Coates
Notary Public.

TENNESSEE TITLE COMPANY

($10,300.00)

Warranty Deed

6/18

Book 696417

DODSON BATSON, TRUSTEE

To

AUGUSTUS MITCHELL, SR., AND WIFE, ANA LYNN MITCHELL

(HOMEBUREE MORTGAGE COMPANY)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record the 21 day of JUN A.D. 1963 at 1:15 o'clock

Noted in Book 105 Page 62

Recording Fee $ 2.00

Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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