BK 3578

WARRANTY DEED TTC 162664 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,

A. J. PATTERSON and wife, RUBY E. PATTERSON,

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

WAYNE HERNDON and wife, SHIRLEY HERNDON,

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. 4 on the Map of the Richmond Addition, as of record in Book 974, page 19, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the northerly side of West Eastland Avenue, formerly Cleveland Street, and extends back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to A. J. Patterson and wife, Ruby E. Patterson, by deed from Steve William Hurt and wife, as of record in Book 2592, page 417, said Register's Office.

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 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 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of July, 19 63

Ruby E. Patterson
Ruby E. Patterson

A. J. Patterson
A. J. Patterson

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 A. J. Patterson and wife, Ruby E. Patterson, 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 July, 1963

Reau E. Folk Jr
Notary Public

My commission expires: July 26, 1966

hs

75706 Reau #

WARRANTY DEED
C&F
From
A. J. PATTERSON and wife,
To
WAYNE HERNDON and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
day of JUL 24 1963 A.D.
at 2:37 o'clock P.M.
Noted in Book 1786 Page 53
Recorded in Book Page
Recording Fee $ 2.00
Register
By Bob Blanton
Deputy Reg.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

PG 457