BK 3612

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)

Ten and No/100 DOLLARS

cash in hand paid by Gerald C. Kennedy and wife, Grace P. Kennedy

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, John H. Bomar and wife, Roxie Bomar

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: Land in Davidson County, Tennessee, Being an unnumbered tract shown on the Map of Subdivision of the Conrad Santi Property, described according to a copy of a survey thereon made in October, 1941, by Z. J. Nielsen, Surveyor, as follows:

BEGINNING at a point in the northern margin of Buchanan Street, 375 feet west of the westerly margin of 25th Avenue North, said point being the southwest corner of Lot No. 7 on said plan; thence northerly along the west line of Lot No. 7, 150 feet to a point which is 375 feet west of the westerly margin of 25th Avenue North, as measured along the north line of Lots Nos. 1 to 7, inclusive; thence westerly, parallel to the north margin of Buchanan Street, 75 feet to a point in the easterly margin of 25th Avenue North, as shown on said plan; thence with the margin of said Avenue, southerly 150 feet to a stone in the north margin of Buchanan Street; thence with the margin of the same, easterly 75 feet to the beginning. This property is improved and known as 2611 Buchanan Street, Nashville, Tennessee.

Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville 3, Tennessee.

It is the same property conveyed to John H. Bomar and wife, Roxie Bomar, by deed from Ingram B. Wexler and wife, as of record in Book 2211, page [illegible], 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 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 6th day of August, 1963

John H. Bomar

Roxie Bomar

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John H. Bomar and wife, Roxie Bomar, the bargainors, 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 8th day of August, 1963.

Commission expires APR 12 1965

Notary Public.

STATE TAX $ 13.50
PROBATE
TOTAL $ 14.00

AUG 1 1963
E. F. WORRELL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY
Received for record this 8 day of AUG 1963 A.D. at 2:45 o'clock P M and recorded in Book 3612 Page 218
Fee $ 2.00
Register
By [illegible] D.C.

Warranty Deed

FROM
JOHN H. BOMAR AND WIFE,
ROXIE BOMAR

TO
GERALD C. KENNEDY AND WIFE,
GRACE P. KENNEDY

PLEASE MAIL TO Mr. & Mrs. G. C. Kennedy 2609-A Almeda Street Nashville, Tenn.

9000 ∞ 79343

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Published by

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 441