BK 3613

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash paid by Carl Raymond Bruce and wife Helen F. Bruce and other good and valuable considerations, the receipt of which is hereby acknowledged,

WILLIAM J. GEROW, SR. and wife MARTHA MALONE GEROW

have bargained and sold, and by these presents do transfer and convey unto the said Carl Raymond Bruce and wife Helen F. Bruce their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Map of Tillman's Subdivision, Part One, as of record in Book 1130, page 29, Register's Office for said County.

Said Lot No. 10 fronts 65 feet on the easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to William J. Gerow, Sr. and wife, Martha Malone Gerow, by deed from Robert L. Hill and wife, dated May 3, 1951, filed May 3, 1951, and recorded in book 1972, page 257, said Register's Office.

[redacted] [redacted] [redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl Raymond Bruce and wife Helen F. Bruce their heirs and assigns, forever.

And we do covenant with the said Carl Raymond Bruce and wife Helen F. Bruce 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.

Except for 1963 taxes a lien not yet due and payable but taxes have been pro-rated and assumed.

And William J. Gerow, Sr. and wife Martha Malone Gerow do for their heirs and representatives, to further covenant and bind themselves to warrant and forever defend the title to the said land to the said Carl Raymond Bruce and wife Helen F. Bruce, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of August, 1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martha Malone Gerow

Martha Malone Gerow

William J. Gerow, Sr.

William J. Gerow, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Browning, Notary Public in and for said County and State, William J. Gerow, Sr. and wife Martha Malone Gerow

the within named 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 seal at office in Nashville, Tennessee, this 19th day of August, 1963.

O. Kenneth Browning
Notary Public

My Commission Expires: 1-29-67

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