BK 3614

For and in consideration of the sum of ONE ($1.00) DOLLARS cash in hand paid by B. GORDON VAN HOOSER AND WIFE, SUZANNE C. HOOSER hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JACK NIXON CURTIS AND WIFE, ANITA CURTIS 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 Lot No. 25 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County.

Said Lot No. 25 fronts 100 feet on the easterly side of Dellrose Avenue and extends back 167.3 feet on the northerly line and 171.9 feet on the southerly line to a dead line, measuring 100.1 feet.

Being the same real property conveyed to Jack Nixon Curtis and wife, Anita Curtis, by deed from Estes-Taylor Company, dated November 3, 1958, filed November 5, 1958, and recorded in Book 2812, Page 81, Register's Office for said County.

The property is unencumbered except for 1963 taxes a lien not yet due and payable but taxes have been pro-rated and assumed.

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 19 day of July 19 63

Anita Curtis — Jack Nixon Curtis

Anita Curtis — Jack Nixon Curtis

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Gloria Rubin, a Notary Public in and for said County and State, the within named Jack Nixon Curtis and Anita Curtis

STATE TAX $ 21.12
PROBATE
TOTAL $ 21.62

the bargainers, 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 17 day of July 19 63

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires 2-5-67

Gloria Rubin
Notary Public.

TENNESSEE TITLE COMPANY

DOBSON & JOHNSON, INC.

Warranty Deed

From 75166

JACK NIXON CURTIS AND WIFE,
ANITA CURTIS
To
B. GORDON VAN HOOSER AND
WIFE, SUZANNE C. HOOSER

$14,125.00 Title No: 174282

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
July 19 A.D. 1963 at 9:57 o'clock A.M.
Noted in Book 3578 Page 215
Recorded in Book 3614 Page 160
Recording Fee $2.00
Register

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

81197

J. N. Curtis et ux
To
B. G. Van Hooser et ux

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Donelson Meadows, Section 2, as of record in Book 2133, Pages 100 and 101, Register's Office for said County.

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