BK 3614

TENNESSEE TITLE COMPANY

For and in consideration of the sum of

----------Ten and No/100 ($10.00)---------- DOLLARS

cash in hand paid by Patricia D. Sargent

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~We~~ I, ~~Lera M. Dodson~~

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. 714 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County.

Said Lot No. 714 fronts 79.4 feet on the northerly side of Richmar Drive, and extends back 163.78 feet on the east line and 180.45 feet on the westerly line, to a dead line in the rear, which is a broken line on which it measures 111.4 feet.

Being the same property conveyed to Lera M. Dodson, by deed from Andrew Ewing, Trustee, of record in Book 3461, page 171, 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 May, 19 63

Lera M Dodson

Lera M. Dodson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, WILLIAM O. SIMPKINS, a Notary Public in and for said County and State, the within named Lera M. Dodson

STATE TAX $ 11.70
PROBATE
TOTAL $ 12.80

AUG 2 1963

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 19 63

COUNTY COURT CLERK
D.A.

William O. Simpkins
Notary Public.

Commission expires 18th August 1964.

TENNESSEE TITLE COMPANY

Warranty Deed

From
LERA M. DODSON

To
PATRICIA D. SARGENT
531 Richmar Dr.

81695

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Aug 2 1963 at 2:01 o'clock P.M.
Noted in Book 1106 Page 327
Recorded in Book
Recording Fee $2.00
By R. Hunt Deputy

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

7.00

BK 326