K 3614

TENNESSEE TITLE COMPANY

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

Cash in hand paid and other good and valuable considerat ons, the receipt of all of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by George Henry Tyne and wife, Roberta C. Tyne, to Louis R. Linx, Trustee, of record in Book 2822, page 535, RODC, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay we,

GEORGE HENRY TYNE AND WIFE, ROBERTA C. TYNE

have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ CHARLES NELSON JR., AND WIFE, JEAN C. NELSON

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. 32 on the Plan of Chickering Hills, Section 1, as of record in Book 2331, page 8, Register's Office for said County described as follows:
BEGINNING on the southwesterly margin of Lynwood Boulevard at the corner of Lots Nos. 32 and 33; thence with the line between said two lots southwestwardly 250 feet; thence South 40° 03' East 222.9 feet to the northwesterly margin of Crater Hill Road; formerly a 50 foot unnamed street; thence with said Road or street and a slight curve having a radius of 427.46 feet northeastwardly 175 feet to a concrete monument, and continuing in a northeasterly direction 100 feet to another curve; thence around said curve with a radius of 25 feet, northwestwardly 39.27 feet to the southwesterly margin of Lynwood Boulevard; thence with the same, westwardly 175 feet to the beginning. Being the same property conveyed to George Henry Tyne and wife, Roberta C. Tyne, by deed from Mary Dozier Vess, of record in Book 2800, page 359, Register's Office for Davidson County, Tennessee.

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 23rd day of August, 1963

STATE TAX $ 90.00 — George Henry Tyne
PROBATE — Roberta C. Tyne
TOTAL $ 90.50

STATE OF TENNESSEE
DAVIDSON COUNTY

AUG 26 1963
R. E. WCRRALL
COUNTY CLERK

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named George Henry Tyne and wife, Roberta C. Tyne

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 23rd day of August, 1963.

Commission expires April 19, 1965

Frances T. Sperry
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM: GEORGE HENRY TYNE AND WIFE, ROBERTA C. TYNE

TO: CHARLES C. NELSON & WIFE, JEAN C. NELSON

8203

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY, NASHVILLE
Received for record AUG 26 1963 day
of at 11:52 o'clock A.D.
No. ed in Book 6061 Page 340
Recorded in Book Page
Recording Fee $ 2.00
Register
Deputy Reg.

6,000 ea

G 548