K 3617

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ---------- $15,300.00 ----------

FIFTEEN THOUSAND, THREE HUNDRED AND NO/100 ---------- DOLLARS

cash in hand paid by JOE M. NICHOLS and wife, ELEASE V. NICHOLS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

we, J. & G. Co.

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. 98 on the Plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for said County. Said Lot No. 98 fronts 70.4 feet on the southwesterly side of Lurae Lane, and extends back [illegible] feet on the northwesterly line and 173 feet on the southeasterly line, to a [illegible] line in the rear, which is a broken line on which it measures 120 feet. Being the property conveyed to J. & G. Co., by deed from A. H. Johnson, [illegible], as of record in Book 3423, Page 98, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

It is understood that the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this [illegible] day of August, 19[illegible].

J. & G. Co.

By: [illegible]

[illegible], President

Witness:

[illegible]

[illegible], Secretary

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Joe S. Roberts with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the [illegible] Company, the bargainor named in the within instrument, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe S. Roberts, President, and attesting the same by the said [illegible], Secretary.

STATE Tax $22.95
COUNTY Tax $22.95
Total $45.90

Witness my hand and official seal at office at Nashville, Tennessee on this the [illegible] day of August, 19[illegible].

My commission expires April 29, 1965

Frances T. Sperry
Notary Public.

Re-Recorded 8-17-61

J. & G. Co. to Deed Joe M. Nichols et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day of SEP A.D. 1953 at 3:02 o'clock P.M.
Noted in Book 1767 Page 463
Recording Fee $2.00
Witness my hand and seal of office
[illegible] Register
Deputy Reg.

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