K 3617

WARRANTY DEED TTC 163977

For and in consideration of the sum of TEN * * * * * * * * * * * * * * * * * * * * * DOLLARS ($ 10.00 ), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

VERNA B. BARNES, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MRS. POLLY F. GOAD and MISS HERMA D. GOAD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 and the westerly part of Lot No. 5, Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County.

Said part of Lot No. 5 and Lot No. 6 adjoin and front together 98.2 feet on the north side of Sunset Place, formerly Linden Place, and run back between lines, 176 feet on the west line of Lot No. 6 and 196.5 feet on the east line of part of Lot No. 5, to a dead line in the rear on which it measures 96 feet.

Being the same property conveyed to Joe L. Barnes and wife, Verna B. Barnes, by two deeds from The Third National Bank in Nashville, as Administrator, as of record in Book 1174, page 196, and in Book 1136, page 430, said Register's Office, and the said Joe L. Barnes having since died.

This conveyance is made subject to restrictions recorded in Book 1174, page 279, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 10th day of September, 1963.

Verna B. Barnes
Verna B. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Verna B. Barnes, (Widow) the bargainor(s) 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, the 10th day of September, 1963

Reau E. Folk Jr.

My commission expires July 26, 1966

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