K 3619

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of Twelve Thousand DOLLARS ($ 12,000.00),

cash in hand paid, receipt of which is hereby acknowledged, Mrs. Mamie Ransom Smith Stokes, formerly Mrs. Mamie Ransom Smith, one and the same person, and her husband Pearl Stokes,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert C. Ash and Douglas E. McNeil doing business as Ash-McNeil Welding Supply Company, a partnership

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:

Land in Davidson County, Tennessee, being Lot. No. 345, on the Map of McNairy's West Nashville Plan of Lots, of record in Plan Book 1, page 15, of the Chancery Court at Nashville, also of record in Minute Book "C", page 136, of said Court, and of record in book 9 page 322, of the Register's Office for said County. Said lot fronts 50 feet on the notherly side of Pine Street and runs back between parallel lines 175 feet to an alley. Being the same real property conveyed to Mamie Ransom Smith, by deed from Matie Hayes, dated February 15, 1946, filed February 23, 1946, and recorded in book 1368, page 106, said Register's Office.

It is agreed that as a part of this conveyance, title is being conveyed to all venetian blinds and two gas space heaters now in the dwelling and that grantor may remove the chandelier in the ceiling of the front hall but will replace the same with an electric fixture similar to that now in the ceiling of the dining room and that grantor will give possession no later than 30 days from the date of this instrument but during such period may retain possession of the premises rent free.

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, excepting 1963 taxes which have beenprorated and are assumed by purchaser.

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 25th day of September, 1963

Mrs. Mamie Ransom Smith Stokes

Pearl Stokes

STATE OF TENNESSEE
COUNTY OF

Before me, Christine Tinsley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Mamie Ransom Smith Stokes, formerly Mamie Ransom Smith and husband Pearl Stokes

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office in Nashville, Davidson County, Tennessee, this 25th day of September, 1963.

Christine Tinsley
Notary Public

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