K 3641

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

cash in hand paid by Charles P. Marshall and wife, Mattie M. Marshall

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Carney Austin Patterson, Sr., and wife, Frances Patterson

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 the easterly part of Lot No. 326 on the Map of the Re-Subdivision of Belmont Land Company's Subdivision of record in Book 421, page 71, Register's Office for said County.

Said part of said lot fronts 45 feet on the northerly side of Ashwood Avenue and runs back between parallel lines 150 feet, along the westerly margin of Eastwood Street, to an alley in the rear. This property is improved and known as 1300 Ashwood Avenue, Nashville, Tennessee. Send tax statements to First Federal Savings, Union at Fourth Avenue, North, Nashville 3, Tennessee.

Being the same property conveyed to CARNEY AUSTIN PATTERSON, SR., AND WIFE, FRANCES PATTERSON, by deed from Kenneth A. Tummins and wife, of record in Book 1533, page 547, said Register's Office.

It is agreed by the parties that the Seller shall give Buyer possession of the property described herein on or before 30 days from date hereof. Taxes for 1963 have been pro-rated by and paid by the Seller.

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 11th day of October, 1963

Carney Austin Patterson, Sr.

Frances Patterson

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 16.50
PROBATE .50
TOTAL $ 17.00

Personally appeared before me, David M. Lipan, Notary Public, and for said County and State, the within named Carney Austin Patterson, Sr., and wife, Frances Patterson, 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 11th day of October, 1963

OCT 8 1963

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires 7-23-67

David M. Lipan
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From 90118

CARNEY AUSTIN PATTERSON, SR., AND WIFE, FRANCES PATTERSON

To

CHARLES P. MARSHALL AND WIFE, MATTIE M. MARSHALL

Received for record this 8 day of OCT A.D. 1963 at 1:03 o'clock P M and recorded in Book 1419 Page 208

Register's Fee $ 2.00

By Emily Lipan D.C.

Published by TENNESSEE TITLE COMPANY

G 421