K 3646

For and in consideration of the sum of (Ten Dollars)

Ten Dollars and no/100 DOLLARS

cash in hand paid by James Allen Irwin and wife, Betty Jane Irwin

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Manuel Construction Company, a Tennessee Corporation

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:

Being Lot No. 116 on the Plan of Town Park Estates, Section I, as of record in Book 3300, pages 64 and 65, Register's Office for said County.

Being part of the property conveyed to Manuel Construction Company, a Tennessee Corporation by deed from MEG Co., a Tennessee Corporation of record in Book 3616, page 403, 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 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.

IN WITNESS WHEREOF, Manuel Construction Company has caused this instrument to be executed by its duly authorized Officer this 22nd day of October 1963.

MANUEL CONSTRUCTION COMPANY
BY Martin L.Zeitlin, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, L. D. Richards, a Notary Public within and for the State and County aforesaid, personally appeared Martin L.Zeitlin with whom I am personally acquainted and who upon (his oath) acknowledged himself to be the President of Manuel Construction Company the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for purposes therein contained by signing the name of the corporation by the said Martin L.Zeitlin as such President.

Witness my hand and official seal at office at Nashville on this 24th day of October, 1963

My commission expires May 1, 1966. L. D. Richards Notary Public.

STATE TAX $ 2.50
PROBATE $ 2.75
TOTAL $ 5.25
R. E. WORRALL
COUNTY COURT CLERK

TENNESSEE TITLE CO. NASHVILLE, TENNESSEE Published by

Recorded in Book 3644 Page 205
Recording Fee $ 2.00
Register By

OCT 25 1963 o'clock A.M. Recorded in Book 3607 Page 77

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE } Received for record this 25 day

JAMES ALLEN IRWIN, ET UX TO MANUEL CONSTRUCTION COMPANY A TENNESSEE CORPORATION

RELEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE } Received for record this 25 day

Warranty Deed

From 3645

Re-record 96116

Title 1127

Manuel Const. Co. to Jas. Allen Irwin et ux

G 578