BK 3647

TENNESSEE TITLE COMPANY

For and in consideration of the sum of FIVE THOUSAND, SEVEN HUNDRED FIFTY AND 00/100 ($5,750.00)---------- DOLLARS

cash in hand paid by William R. Rose and wife, Amanda S. Rose,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Effie Sanders (a widow) and J. A. Warrick and wife, Ola Aline Warrick,

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 southerly 45 feet of the westerly 72.1 feet of Lot No. 1320 and the southerly 45 feet of Lots Nos. 1322 and 1324, of Block No. 45 in Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County. Said parts of Lots Nos. 1320, 1322, and 1324 front 45 feet on the easterly side of 55th Avenue North, formerly Fourteenth Street, and run back between parallel lines, 72.1 feet to a dead line.
Being the same property conveyed to Mrs. Effie Sanders, a one-half undivided interest and J. A. Warrick and wife, Ola Aline Warrick, a one-half undivided interest by deed from William Hamilton Williamson and wife, of record in Book 1583, page 572, said Register's Office.

This conveyance is made subject to easement contained in instrument of record in Book 1583, page 572, Register's Office for Davidson County, Tennessee.

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 16th day of November, 1963.

Ola Aline Warrick

Effie Sanders

J. A. Warrick

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. H. Wallace, Jr., a Notary Public in and for said County and State, the within named Effie Sanders, J. A. Warrick and wife, Ola Aline Warrick,

STATE TAX $ 8.63
PROBATE .50
TOTAL $ 9.13

NOV 18 1963

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 16th day of November, 1963.

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

Commission expires July 24-1966

J. H. Wallace, Jr.
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

No. 97365

WILLIAM R. ROSE, ET UX

TO

EFFIE SANDERS, ET AL

FROM

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Received for record NOV 18 1963 A.D. 8:38 o'clock
In Book 1642 Page 201
Witness my hand
R. E. Worrall, Register
By D. Cox Deputy Reg.

REGISTER'S OFFICE

Published by TENNESSEE TITLE COMPANY

Please mail To W. R. Rose
River Road Route # 2 Nash. 5, Tenn

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