BK 3670

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS cash in hand paid by Lehman Miles Hester and wife, Eleanor C. Hester

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James H. Neely and wife, Ruth N. Neely

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 Lot No. 466 on the Map of Richland Realty Company's Subdivision "C" of record in Book 421, page 31, of the Register's Office for said County.
Said Lot No. 466 fronts 60 feet on the southerly side of Westbrook Avenue and runs back 209-1/2 feet on the westerly line and 221-1/2 feet on the easterly line to an alley and measures 61 feet on said alley.
Being the same property conveyed to James H. Neely and wife, Ruth N. Neely, by deed from Billy C. Pass and wife, of record in Book 3575, page 561, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 3rd day of December, 1963.

James H. Neely
Ruth N. Neely

STATE OF TENNESSEE }
SHELBY COUNTY }

Personally appeared before me, George S. Reeves, a Notary Public in and for County and State, the within named James H. Neely and wife, Ruth N. Neely

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 Memphis, Tennessee this 4th day of December, 1963.

My Commission Expires March 24, 1965
Commission expires

George S. Reeves
Notary Public

STATE TAX $ 1.50
PROBATE
TOTAL $ 1.50
RECEIVED
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
1963

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES H. NEELY AND WIFE,

To
RUTH N. NEELY

LEHMAN MILES HESTER AND WIFE,
ELEANOR C. HESTER

GUARANTY
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of DED AB
at 11:08 o'clock A.M.
Noted in Book 1017
Recorded in Book
Recording Fee $ 2.00
By
Register.

1187

PG 195