K 3672

**WARRANTY DEED** The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00 ),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Thomas W. Neel and wife, Maurine Neel

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Thomas E. Terry and wife, Mary Frances

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 the Third Civil District of Davidson County, Tennessee, being Lot No. 84, on the Map of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the North margin of Modena Court, at the corner of Lots 83 and 84; thence with the line between said Lots, northerly 202 feet to a point; thence northeasterly 71 feet to a corner of Lot 87; thence with the line between lots 84 and 87, southeasterly 91.2 feet to a corner of Lot 86; thence with the line between lots 84 and 86, southerly 110 feet to the corner of Lot 85; thence with the line between Lots 84 and 85, southwesterly 65 feet to the North margin of Modena Court; thence with the margin of the same, westerly around a slight curve, 40 feet to the point of beginning.

Being the same property conveyed to Thomas W. Neel and wife, Maurine Neel by deed from James Thomas Darby and wife, Hazel C. Darbey, of record in Book 3437, Page 627, 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 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.

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 20th day of Dec., 1963

Thomas W. Neel

Maurine Neel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas W. Neel and wife, Maurine Neel

the bargainor(s), 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, the 20th day of Dec., 1963

Forrest B. Talbert
Notary Public

My commission expires: [illegible]

20 5315

WARRANTY DEED

From
Thomas W. Neel & wife
Maurine Neel

To
Thomas E. Terry & wife
Mary Frances Terry

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 30 day of DEC A.D. 1963 at 3:18 o'clock P.M.
Noted in Book 1835 Page 549
Recorded in Book 3672 Page 472
Recording Fee $ 2.00
By Deputy R.

N. CERELL & CO.
2144 Lebanon Road
NASHVILLE 14, TENNESSEE

PG 477