BK 3675

WARRANTY DEED

For and in consideration of the sum of ($10.00) ---------- DOLLARS
---------- TEN AND NO/100 ---------- cash in hand paid by Boyd D. Fulton and wife, Agnes G. Fulton, and other good and valuable considerations, receipt of All of which is hereby acknowledged,

I, We, Edward Bethel, Jr. and wife, Christel Bethel

have bargained and do by these presents do transfer and convey unto the said

Boyd D. Fulton and wife, Agnes G. Fulton

their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the map of Lamar Place, as of record in book 161, page 171, Register's Office for said County.
Said Lot No. 31 fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines, with the southerly margin of Portland Avenue, 140 feet to an alley.
Being the same real property conveyed to Edward Bethel, Jr., by deed from W. L. Bone and wife, dated November 12, 1959, filed November 13, 1959, and recorded in book 2993, page 471, 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 Boyd D. Fulton and wife, Agnes G. Fulton their heirs and assigns, forever.

And We do covenant with the said Boyd D. Fulton and wife, Agnes G. Fulton 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. except taxes for the year 1964, said taxes being prorated as of date hereof and assumed by the Grantees.

And We, Edward Bethel, Jr. and wife, Christel Bethel do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Boyd D. Fulton and wife, Agnes G. Fulton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of January, 1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward Bethel Jr.
Christel Bethel

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, THE UNDERSIGNED, a Notary Public in and

Edward Bethel, Jr. and wife, Christel Bethel

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.

January, 1964.

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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