BK 3701

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- Ten and no/100---------DOLLARS ($ 10.00),

And the assumption of first mortgage payable to Home Federal Savings and Loan Association of Nashville as recorded in Book 3623, page 511, said Register's Office for Davidson County, Tennessee.

Robert G. O'Connor and wife, Mary Ann O'Connor

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

Bobbie Jean Larkins, widow

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Meenees' Subdivision of Lot No. 8 of the Thomas Woodard propert of record in Book 161, page 44, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Hutchinson Avenue, and runs back between parallel lines 113.8 feeton the northerly line and 112½ feeton the southerly line to an alley.

Being the same property conveyed to Robert G. O'Connor and wife, Mary Ann O'Connor, by deed from Thomas B. Shearon Sr., and wife, Anna Belle Shearon, of record in Book 3610 page 515 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. except the 1964 taxes which are assumed by the purchaser.

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 February, 1964

Robert G. O'Connor

Mary Ann O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John T. Baugh Jr., a Notary Public in and for said State and County aforesaid, personally appeared the within named Robert G. O'Connor and wife Mary Ann O'Connor 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, Davidson County, Tennessee, this, the 20th day of February, 1964

John T. Baugh Jr.
Notary Public

My commission expires: 4/24/66

WARRANTY DEED
From 16113
ROBERT G. O'CONNOR AND WIFE,
MARY ANN O'CONNOR
To
BOBBIE JEAN LARKINS, WIDOW

Return to Home Federal

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 28 day of FEB A.D. 1964 at 2:57 o'clock P.M.
Noted in Book 01 Page 203
Recorded in Book Page
Recording Fee $ 1.10
Lilly J. Nelson Register
By Deputy Reg.

ILLE TITLE CO.
ville, Tennessee

PG 463