K 3703

WARRANTY DEED

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, receipt of all of which is hereby acknowledged,

I, W.H. JAMES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Morris Kraft and Calvin A. Buchman

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:

Being Lot No. 7 on the plan of Thornby Place, which plan is of record in Book 332, page 3, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50feet on the west side of McFerrin Avenueand runs back between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to W.H. James by deed from W.L. Horn and C.F. Sharpe, dated September 19, 1906, and recorded in Book 377, page 450, said Register's Office.

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 as appears of record.

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.

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 6th day of March, 19 64

W. H. James

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 W.H. James

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of March, 19 64

Robt Fight
Notary Public

My commission expires April 22 1967

18384

WARRANTY DEED

From W.H. James

To Morris Kraft and Calvin A. Buchman

Please mail 305 McFerrin Ave

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }

Received for record 11th day of MAR A.D. 1964 at 10:40 o'clock A.M.
Noted in Book 3703 Page 171
Recorded in Book Page
Recording Fee $ 2.00
By Deputy Reg.

DOCUMENTARY

WIL

PG 171