3706

WARRANTY DEED TTC 169089

For and in consideration of the sum of TEN ********** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MRS. MARTHA A. CARTER, now CLAXTON,

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

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. 17 on the Map of W. R. Cornelius Jr's. Subdivision of record in Book 57, page 124, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly side of Gartland Avenue and runs back between parallel lines and with the easterly margin of a 12 foot private alley, 150 feet to an alley in the rear.

Being the same property conveyed to Mrs. Martha A. Carter, now Claxton, by deed from Fred Flippin and wife, of record in Book 1470, page 254, said Register's Office.

This conveyance is made subject to an easement for storm sewer granted to the City of Nashville by instrument dated June 3, 1955, of record in Book 2443, page 258, 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.

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 1st day of April, 19 64

Mrs. Martha A Carter Claxton

Mrs. Martha A. Carter Claxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, O. Kenneth Bowman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mrs. Martha A. Carter Claxton, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 19 64.

O. Kenneth Bowman
Notary Public

My commission expires: Oct 30, 1965

O. KENNETH BOWMAN NOTARY PUBLIC STATE OF TENNESSEE

22507

WARRANTY DEED

From MRS. MARTHA A. CARTER CLAXTO

To NINA A. RAILEY

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Fee $ 2.20

Tax 1.10

BUREAU E. FOLK, JR., ATTY. NASHVILLE, TENNESSEE

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