K 3761

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100 DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations.

L. Howard Roberts and wife Margaret E. Roberts

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Price A. Thomas and wife Nethel R. Thomas

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 Davidson County, Tennessee, being Lot No. 61 on the Plan of Madison Heights Section II, part IV, as of record in Book 2133, page 106, Register's Office for said County.

Said Lot No. 61 fronts 118.3 feet on the southerly side of Jasperson Drive and runs back 327.55 feet on the westerly line and 349.3 feet on the easterly line, to a dead line, measuring 120.28 feet thereon.

Being the same property conveyed to L. Howard Roberts and wife Margaret E. Roberts by deed from Wayne E. Storms and wife, Catherine E. Storms, of record in Book 2956, page 333, 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 1st day of April, 19 64

/s/ L. Howard Roberts

/s/ Margaret E. Roberts

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named L. Howard Roberts and wife Margaret E. Roberts 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 Madison, Tennessee, this, the 1st day of April, 19 64

/s/ Homer E. Chance

My commission expires: Oct. 29, 1964

27636

WARRANTY DEED

From L. HOWARD ROBERTS ET UX

To PRICE A. THOMAS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 30 day of APR A.D. 1964 at 8:34 o'clock A.M.
Noted in Book 1618 Page 212
Recorded in Book ___ Page ___
Recording Fee $ 2.00

/s/ John F. Nilson, Register
By: /s/ Ernestine McAnally, Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

PG 13