K 3762

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10,300.00

Ten Thousand, Three Hundred and no/100 - DOLLARS

cash in hand paid by Robert K. Farrell and wife, Dorothy C. Farrell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY

hereinafter referred to as the GRANTORS has bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Bel-Air Subdivision, Sec. 1, as of record in Book 2900, pages 27 and 28, Register's Office for said County, and described as follows:

BEGINNING at an iron pin in the southerly margin of Dabbs Avenue, at the northwest corner of Lot No. 90; thence with said margin of Dabbs Avenue, westwardly 70 feet to a concrete monument; thence southwardly and westwardly around a curve, having a radius of 20 feet a distance of 31.4 feet to a concrete monument in the easterly margin of Elissa Drive; thence curving southwardly with the easterly margin of Elissa Drive, 84.3 feet to an iron pin; thence northeastwardly with the north line of Lot No. 24, a distance of 82 feet to a concrete monument; thence with the west line of Lot No. 90, northwardly 80 feet to the point of beginning. Being part of the property conveyed to New Haven Park Company, by deed from James E. Gleaves and wife, as of record in Book 2859, page 547, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 NEW HAVEN PARK COMPANY a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 5th day of May, 1964.

ATTEST: Chloe D. Waskanin
Chloe D. Waskanin, Secretary-Treasurer

NEW HAVEN PARK COMPANY
BY: N.H. Barker
N.H. Barker, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared N.H. Barker and Chloe D. Waskanin with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secy. - Treas. respectively of the NEW HAVEN PARK COMPANY the within named bargainor, a corporation, and that (they) as such President and Secy. - Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said N.H. Barker as such President, and attesting the same by the said Chloe D. Waskanin as such Secy. - Treas.

STATE TAX $ 15.45
PROBATE
TOTAL $ 15.95

MAY 7 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 7 1964

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of May, 1964

My commission expires February 1, 1965

A.M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
NEW HAVEN PARK COMPANY

TO
Robert K. Farrell and wife,
Dorothy C. Farrell

GUARANTY REGISTERED OFFICE NASHVILLE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of MAY A.D. 1964 at 11:42 o'clock A. M.
Noted in Book 2902 Page 27
Recorded in Book 2902 Page 27
Recording Fee $ 2.50
Registrar
By Lilly J. Wilmoth Deputy

GUARANTY TITLE INSURANCE CORPORATION
of Richmond, Virginia

MARSHALL & BRUCE-NASHVILLE

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