K 3763

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($10.00)
--------TEN AND No/100---------- DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATIONS ACCEPTED AS CASH, THE RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED,

I, EVA COLLIER, A WIDOW

have bargained and sold, and by these presents do transfer and convey unto the said DAVID POWELL AND WIFE, VERA POWELL

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

TRACT 58, BLOCK "K", OF MADISON PARK, AS OF RECORD IN BOOK 974, PAGE 38 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID TRACT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HARVARD AVENUE AND EXTENDS BACK BETWEEN LINES 125 FEET ON ITS WESTERLY SIDE AND 160 FEET ON ITS EASTERLY SIDE TO A DEAD LINE IN THE CENTER OF A CREEK UPON WHICH IT MEASURES 55 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EVA COLLIER BY DEED FROM REALTY SALES COMPANY OF RECORD IN BOOK 1198, PAGE 607 IN 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 said DAVID POWELL AND WIFE, VERA POWELL

THEIR heirs and assigns, forever.

And I do covenant with the said DAVID POWELL AND WIFE, VERA POWELL that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, EXCEPT BY RESTRICTIVE COVENANTS CONTAINED IN THE DEED IN BOOK 1198, PAGE 607 WHICH HAVE NOW EXPIRED AND CURRENT AND DELINQUENT TAXES WHICH THE PURCHASERS ASSUME.

And do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said DAVID POWELL AND WIFE, EVA POWELL THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness 13th my hand this May 12 day of , 1964

Eva Collier.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hester A. Kowalczyk, a Notary Public in and for said County and State, the within named EVA COLLIER

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 office, this 13th day of ~~April~~ May 15, 1964

My Commission Expires Oct. 15, 1966

Commission expires

Hester A. Kowalczyk
Notary Public

KOWALCZYK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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WARRANTY DEED

FROM 30035

EVA COLLIER, A WIDOW

TO

DAVID POWELL AND WIFE, VERA POWELL

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Received for record MAY 19 1964 day of A.D. at 2:01 o'clock P. M.
Noted in Book 108 Page 8.22
Recorded in Book Page
Recording Fee $ 2.00
Lelia J. Wilson, Register
By Deputy Reg.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 42