WARRANTY DEED TTC 170421 REAU E. FOLK, JR., FORM

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,

DORA ELIZABETH POTTS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ETHEL C. ALLEN and husband ELMER C. ALLEN,

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. 13 on the Plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, and being Lot No. 65 on the Plan of the Resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the easterly margin of McArthur Drive, at the corner of Lots 65 and 66; thence with the line between said lots, eastwardly 136 feet to the common corner of Lots 35, 36, 65 and 66; thence with the line between said Lots 36 and 65, northwardly 70.3 feet to the southerly margin of Roosevelt Avenue; thence with the same, westwardly, 116.33 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southwestwardly 31.1 feet to the easterly margin of said McArthur Drive; thence with the same, southwardly 46.3 feet to the beginning.

Being the same property conveyed to Dora Elizabeth Potts, by deed from W. T. DeWeese and wife, as of record in Book 2296, page 51, 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 for 1964 taxes which have been prorated and assumed by the Grantees.

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 3rd day of June, 1964.

Dora Elizabeth Potts (signature)
Dora Elizabeth Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Dora Elizabeth Potts,

the bargainor(s), with whom I am personally acknowledged, 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 3rd day of June, 1964

Reau E. Folk, Jr. (signature)
Notary Public

My commission expires: July 26, 1966

34482

WARRANTY DEED

From
DORA ELIZABETH POTTS

To
ETHEL C. ALLEN and husband

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of JUN A.D. 1964 at 10:17 o'clock a.m.
Noted in Book 149 Page 174
Recorded in Book ___ Page ___
Recording Fee $ 2.00
___, Register
By ___ Deputy Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE

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

File Reau Folk