BK 3766

WARRANTY DEED TTC 169823 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,

MARY EDITH STONE, now ALLEN and husband GEORGE R. ALLEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES H. THREALKILL and wife, MECCIE L. THREALKILL,

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. 308 and the southerly 21 feet of Lot No. 309 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office.

Said lot and part of said lot front together 52 feet on the easterly side of North Eighth Street and extend back between parallel lines 155 feet to an alley in the rear measuring 52 feet thereon.

Being the same property conveyed to W. G. Stone and wife, Mary Edith Stone, by deed from Fred H. Brown and wife, of record in Book 1092, page 57, said Register's Office, the said W. G. Stone having since died.

This conveyance is made subject to an easement for sewer granted to the City of Nashville by instrument of record in Book 1174, page 95, 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 13th day of May, 1964.

George R. Allen (signature) — George R. Allen

Mary Edith Stone Allen (signature) — Mary Edith Stone Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Edith Stone Allen and husband, George R. Allen, 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 Nashville, Tennessee, this, the 13th day of May, 1964.

Helen D. Scott (signature)
Notary Public

My commission expires: March 4, 1967

31123

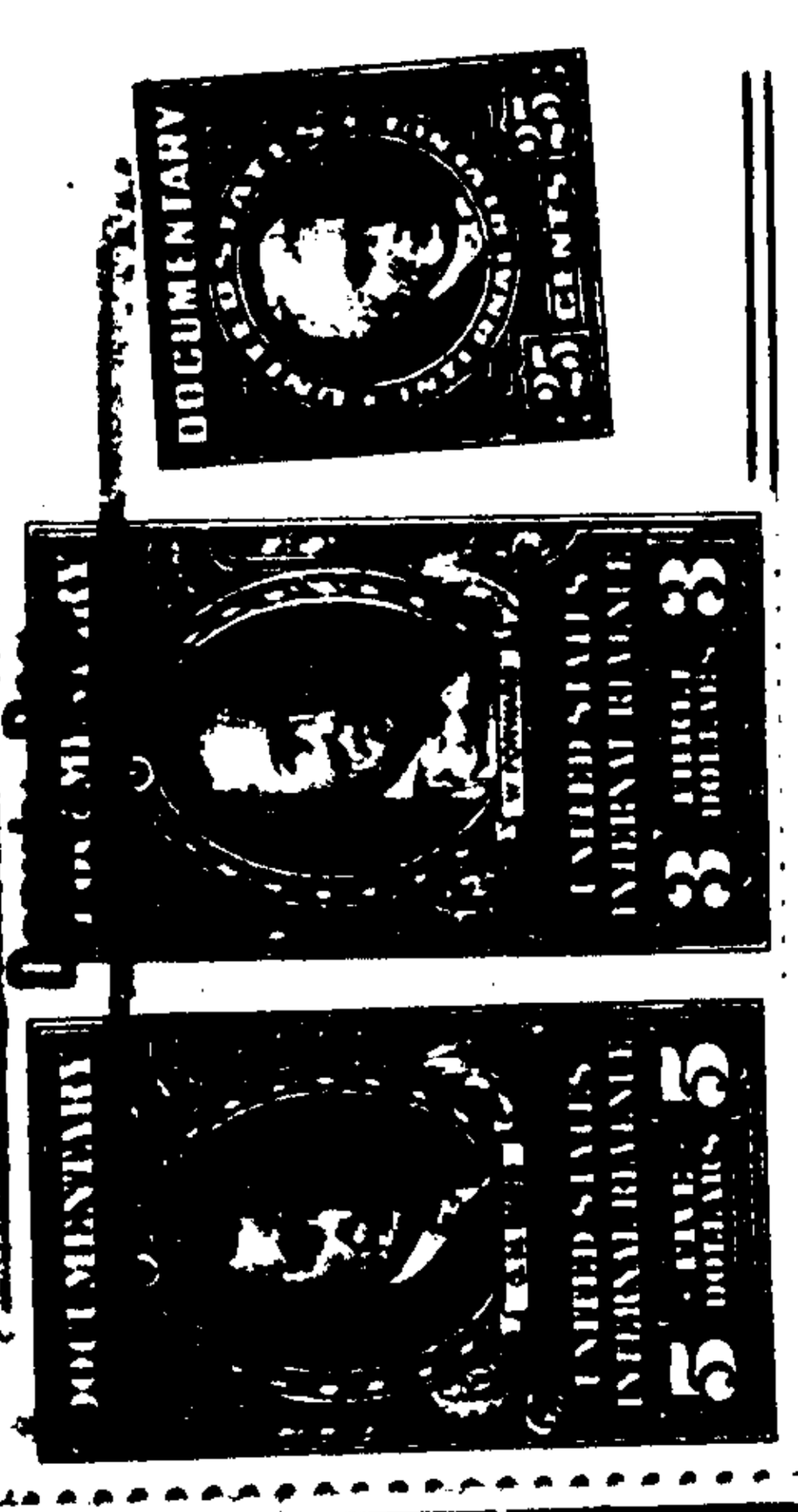
WARRANTY DEED

From

MARY EDITH STONE ALLEN and husband

To

JAMES H. THREALKILL and wife,



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