BK 3766

WARRANTY DEED TTC 170619 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,

NETTIE V. BAILEY, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE R. ALLEN and wife, MARY 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. 5 and the westerly 25 feet of Lot No. 6 on Block "D", on the Plan of Woodbine Courts, Part Two, not of record, and described as follows:

Beginning at a point in the northerly margin of East Timmons Avenue, the common corner of Lots 4 and 5; thence with the line between said lots, northerly 156.5 feet to a point; thence easterly 100 feet to a point in the south line of Lot 24; thence southerly parallel to the line between Lots 5 and 6, 156.5 feet to the northerly margin of East Timmons Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to J. P. Bailey and wife, Nettie V. Bailey, by deed from Robert R. Lunn and wife, as of record in Book 2015, page 223, said Register's Office, and the said J. P. Bailey, having since died.

This conveyance is made subject to restrictions of record in Book 1163, page 441, 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 4th day of June, 19 64

Nettie V. Bailey

Nettie V. Bailey

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 Nettie V. Bailey, the bargainor(s), 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 Nashville, Tennessee, this, the 4th day of June, 19 64

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

hs

File: Reau Folk

WARRANTY DEED
REF

3164 From NETTIE V. BAILEY, A WIDOW,

To GEORGE R. ALLEN and wife,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 5 day of JUN A.D. 1964 at 12 o'clock M.
Noted in Book 109 Page 178
Recorded in Book Fee $ 2.00 Pd
Recording Fee $ 2.00
Fee: William F. Register
By Mc Keating

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

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