WARRANTY DEED — ATTORNEYS TITLE COMPANY

118-14-016401

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Threadgill, et ux		Oak Hill
(NAME)	(NAME)	
3712 McConnell Street		5990
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, F. E. Kent and wife, Ina N. Kent,

have bargained and sold, and by these presents do transfer and convey unto the said

Robert G. Threadgill and wife, Dorothy P. Threadgill,

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

Land in the City of Oak Hill, Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. B on the Plan of Hoover Subdivision, as of record in Book 3500, page 17, Register's Office for said County.

Said Lot No. B fronts 166.5 feet on the easterly side of McConnell Street, and extends back 304.63 feet on the southerly line and 247.61 feet on the northerly line, to a dead line on which it measures 160 feet thereon, and containing 1.01 acres.

Being the same property conveyed to F. E. Kent and wife, Ina N. Kent, by deed from Irene Hoover, as of record in Book 3531, page 583, said Register's Office.

***Said property is conveyed subject to the following:

(1) A minimum 100-foot building set-back line from McConnell Street, as set out in the deed of record in Book 3531, page 583, RODC, Tennessee;

(2) Easement for right of way for telephone line of record in Book 382, page 531, said Register's Office;

(3) The recorded plan shows an Owner's Certificate, a 100-foot set-back line from McConnell Street, as measured along the north line of the lot, and the distance not being shown along the south line of the lot; a 10-foot easement for public utilities along the northerly side and easterly line of the lot, and said plan shows a spring located at the northeast corner of the lot.

This is (X) unimproved ( ) improved property, known as 3712 (House Number) McConnell Street (Street), Nashville (P. O. Address: City or Town), Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. Threadgill and wife, Dorothy P. Threadgill, their heirs and assigns, forever.

And we do covenant with the said Robert G. Threadgill and wife, Dorothy P. Threadgill, 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.

And we, F. E. Kent and wife, Ina N. Kent, do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert G. Threadgill and wife, Dorothy P. Threadgill, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of ~~September~~ November, 1965

F E Kent

Ina N. Kent

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named F. E. Kent and wife, Ina N. Kent,

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 20th day of November, 1965

L W Carney, Notary Public

Commission Expires February 16, 1969

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

RETURN TO:
NIXON-KENT Co. 2535 West Melrose Bldg. Nash, Tenn. 37204

WARRANTY DEED

FROM

F. E. KENT, et ux

TO

ROBERT G. THREADGILL, et ux

STATE TAX $ 14.25
PROBATE .50
TOTAL $ 14.75

NOV 22 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID NOV 22 1965
C T

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

NOV 22 9 14 AM '65
RECORDING FEE
DEP. REG.

113 PAGE 49
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DOCUMENTARY
55 CENTS 55

This instrument was prepared by:
Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee $9500.00

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