K 1582

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - DOLLARS

CASH IN HAND AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, ANDREW L. PEACH AND WIFE, RUBY D. PEACH,

_____ have bargained and sold, and by these presents do transfer and convey unto the said JOHN SPARKMAN FRY AND WIFE, ELOUISE FRY

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

LAND NEAR NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 80 FEET OF LOT NO. 71 ON THE MAP OF EASTDALE PLACE, OF RECORD IN BOOK 547, PAGES 29 AND 30, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 71 FRONTS 80 FEET ON THE SOUTHERLY SIDE OF PLYMOUTH AVENUE AND RUNS BACK BETWEEN LINES, 186.5 FEET ON THE WESTERLY LINE AND 195 FEET MORE OR LESS ON THE EASTERLY LINE TO THE NORTHERLY LINE OF LOT NO. 53 ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANDREW L. PEACH BY DEED FROM ROLAND GUY DOWNING AND WIFE, OF RECORD IN BOOK 1160, PAGE 19, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN SPARKMAN FRY AND WIFE, ELOUISE FRY,

THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN SPARKMAN FRY AND WIFE, ELOUISE FRY,

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, ANDREW L. PEACH AND WIFE, RUBY D. PEACH

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN SPARKMAN FRY AND WIFE, ELOUISE FRY,

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 27 day of APRIL, 1948

Andrew L. Peach

Ruby D. Peach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named ANDREW L. PEACH AND WIFE, RUBY D. PEACH,

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 27 day of APRIL, 1948

Commission expires Oct. 12, 1950

Thelma Neal
Notary Public

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