K 1638

WARRANTY DEED Form 1002 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 are hereby acknowledged, we

James T. Eanes and wife, Martha E. Eanes,

have bargained and sold, and by these presents do transfer and convey unto the said Hugh F. Charlton, Jr., and wife, Carolyn O. Charlton, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being part of Lot No. 25 on the Map of Zenaida Place, not of record and described according to a cop. of the survey thereof made August 11, 1948, by Z. J. Wilkerson as follows:

Beginning at a point in the center line of Battery Lane at an iron spike which is 150 feet west from the corner of Lots 25 and 26; thence north 0 deg. 25' east 425 feet to a stake in the south line of Lot No. 24; thence with the line between said lots north 87 deg. 30' west 170.2 feet to a stake; thence south 2 deg. east along a fence, 425 feet to the center line of Battery Lane to an iron spike; thence with the center line of same, south 87 deg 30' east 152.2 feet to the beginning.

Being part of the property conveyed to James T. Eanes and wife, Martha E. Eanes, by deed from May Evelyn Wetterau Bell, of record in Book 1578, page 53, 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 said Hugh F. Charlton, Jr., and wife, Carolyn O. Charlton, their heirs and assigns, forever.

And we do covenant with the said Hugh F. Charlton, Jr., and wife, Carolyn O. Charlton, 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, James T. Eanes and wife, Martha E. Eanes, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh F. Charlton, Jr., and wife, Carolyn O. Charlton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8thday of September, 194 8

James T. Eanes

Martha E. Eanes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named James T. Eanes and Martha E Eanes

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 8th day of September, 194 8

Commission expires October 12, 1950

Jessie B Overton
Notary Public

WARRANTY DEED

FROM

James T. Eanes, et ux

TO

Hugh F. Charlton, Jr., et ux

95194

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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