K 1679

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 20,0 . . 0

---TWENTY THOUSAND AND NO/100--- DOLLARS

Cash paid by R. K. Kimmons, J. W. Keen and Loy Burklow, Trustees for the Calvary Baptist Church, the receipt of which is hereby acknowledged,

We, Alva W. Taylor and Wife, Caroline D. Taylor

have bargained and sold, and by these presents do transfer and convey unto the said R. K. Kimmons, J. W. Keen and Loy Burklow, Trustees for the Calvary Baptist Church their successors in trust ~~heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being parts of Lots Nos. 325, 326, and 327, of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, Page 174, Register's Office for Davidson County Tennessee, and described according to a copy of a survey thereof made by W. W. Turner Co. Engineers, January 5, 1949, as follows:

Beginning at a point in the southerly margin of Westbrook Avenue at an iron pin, which is 50.6 feet east of the alley lying in the rear of said lots; thence along the southerly margin of Westbrook Avenue in a northeasterly direction 127.5 feet to a point at the beginning of a curve; thence around said curve in an easterly and southeasterly direction 66.4 feet to a point in the westerly margin of Bowling Street; thence southerly along the westerly margin of Bowling Street 155 feet to an iron pin at the common corner of Lots Nos. 324 and 325 in said Subdivision; thence along the line between said lots southwesterly 210 feet to an iron pin in the easterly margin of the above mentioned alley; thence northerly along the easterly margin of said alley 4.3 feet to a point on a concrete bottom of an incinerator; thence easterly 50 feet to a point which is 45.7 feet south of the dividing line between lots Nos. 325 and 326; thence northerly 158 feet to the point of beginning.

Being part of the property conveyed to Alva W. Taylor and Wife, Caroline D. Taylor, by deed from Charles L. Sexton and Wife, of record in Book 842, Page 49, 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 R. K. Kimmons, J. W. Keen and Loy Burklow, Trustees for the Calvary Baptist Church, their successors in trust ~~heirs and assigns~~, forever.

And We do covenant with the said R. K. Kimmons, J. W. Keen and Loy Burklow, Trustees for the Calvary Baptist Church 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, Alva W. Taylor and Wife, Caroline D. Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. K. Kimmons, J. W. Keen and Loy Burklow, Trustees for the Calvary Baptist Church, their successors in trust ~~heirs and assigns~~ against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of January, 194 9

/s/ Alva W. Taylor

/s/ Caroline D. Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Alva W. Taylor and Caroline D. Taylor

the bargainer 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 January, 194 9

Commission expires Oct. 12, 1950

/s/ Thelma Neal
Notary Public

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