K 1849

wwb-a

W A R R A N T Y D E E D.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by JESSE MONROE TUGGLE and wife, MARGARET KAIN TUGGLE, and other valuable considerations, the receipt of which is hereby acknowledged, I, A. B. Benedict, Jr., Trustee, pursuant to the power and authority vested in me by deed from ROBERT A. KEENAN, ET AL, of record in Book 1713, page 439, Register's Office for Davidson County, Tennessee, have bargained and sold and do hereby transfer and convey unto the said Jesse Monroe Tuggle and wife, Margaret Kain Tuggle, their heirs and assigns, a certain tract or parcel of land in the Seventh Civil District of Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County.
>
> Said Lot No. 6 fronts 100 feet on the east side of Estes Avenue and runs back between lines, 223.7 feet on the north line and 237.5 feet on the south line to a dead line in the rear, on which it measures 101 feet.
>
> Being part of the property conveyed to A. B. Benedict, Jr., Trustee, with full power, by deed from Robert A. Keenan, et al, of record in Book 1713, page 439, said Register's Office.

TO HAVE AND TO HOLD the said parcel or tract of land with the appurtenances, estate, title and interest thereto belonging, to the said Jesse Monroe Tuggle and wife, Margaret Kain Tuggle, their heirs and assigns, in fee simple, forever.

And I, A. B. Benedict, Jr., Trustee, covenant with the said Jesse Monroe Tuggle and wife Margaret Kain Tuggle, that I am lawfully seized and possessed of said land, as such Trustee, have a good right to convey it and the same is unencumbered, except State and County taxes for the year 1950 which have been prorated as of this date and the entire amount assumed by the grantees; restrictions of record in Book 1049, page 546, in Book 1303, page 55, and in Book 1713, page 432, all in the Register's Office for

G 132