K 1883

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - Ten and No/100 - - - - - - - -
- - - - - - -(10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, we

John F. Tarkington and wife, Frances M. Tarkington,

have bargained and sold, and by these presents do transfer and convey unto the said Devereaux F. Bain and wife, Helen Pate Bain, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of Mrs. O. A. Allen's Subdivision, of the Hirsig Tract, described according to a survey made by W. R. Southgate, Surveyor, as follows:

Beginning in the center of Lea Avenue at a point north 2 degrees 30' east 400 feet from the center of Battery Road, said point being the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots westwardly 215 feet; thence northwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 214.34 feet to the center of Lea Avenue; thence with said Avenue, south 2 degrees 30' West 100 feet to the beginning.

Being the same property conveyed to John F. Tarkington and wife, Frances M. Tarkington by deed from Grace Allen, of record in Book 667, page 314, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Devereaux F. Bain and wife, Helen Pate Bain, their heirs and assigns, forever.

And we do covenant with the said Devereaux F. Bain and wife, Helen Pate Bain 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. , except for the 1950 State and County taxes which have been pro-rated and assumed by the purchaser. And John F. Tarkington and wife, Frances M. Tarkington, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Devereaux F. Bain and wife, Helen Pate Bain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of September, 19 50.

John F. Tarkington

Frances M. Tarkington

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh L. Bradley, a Notary Public in and for said County and State, the within named John F. Tarkington and Frances M. Tarkington

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 21st day of September, 19 50.

Commission expires April 18, 1951.

Hugh L. Bradley
Notary Public

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