K 2036

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

- - - - - - - - - - - - - - - TEN & no/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by A. M. Downing and wife, Margaret C. Downing, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Robert W. Gregory and wife, Helen L. Gregory

have bargained and sold, and by these presents do transfer and convey unto the said A. M. Downing and wife, Margaret C. Downing, their

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

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No.34 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and part of old Brush Hill Road shown on said plan, as now abandoned, and described as follows:

Beginning at a point in the westerly margin of Brush Hill Road, as now widened, and located, 120 feet more or less north as measured along the margin of said road, from the northerly margin of Plymouth Avenue, being the northeast corner of the property conveyed to Charles C. Boyce and wife by deed of record in Book 2013, page 453, said Register's Office; thence with Boyce's north line, westerly 217 feet more or less to a point which is North 1 deg. 15' west 75.5 feet from the northerly margin of Plymouth Avenue, and being said Boyce's northwest corner; thence North 1 deg. 15' west 94.5 feet more or less to a point; thence north 80 deg. east 214.3 feet more or less to a point in the westerly margin of Brush Hill Road, as now located; thence with the margin of the same southerly 122.3 feet to the beginning.

Being part of the property conveyed to Robert W. Gregory and wife, Helen L. Gregory, by deed from Bernice C. Dyer, unmarried, of record in Book 1971, page 445, 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 A. M. Downing and wife, Margaret C. Downing, their **heirs and assigns, forever.**

And we **do covenant with the said** A.M.Downing and wife, Margaret C. Downing **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 taxes for 1952 which have been prorated and are assumed by the grantees herein.

And we, Robert W. Gregory and wife, Helen L. Gregory **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** A. M.Downing and wife, Margaret C. Downing, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 28th **day of** January, **19** 52.

Robert W. Gregory
Robert W. Gregory

Helen L. Gregory
Helen L. Gregory

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible]**, a Notary Public in and for said County and State, the within named** Robert W. Gregory and wife, Helen L. Gregory

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** 28th **day of** January**, 19** 52.

Commission expires [illegible]

[illegible]
Notary Public

WARRANTY DEED

59834

FROM

Robert W. Gregory et ux

TO

A.M.Downing et ux

STATE OF TENNESSEE, DAVIDSON COUNTY
Received FEB 11 1952
Noted in Book 77 289
Recording Fee 3.00
JAMES P. WILSON
By M. McKinley

G 49