K 2095

For and in consideration of the sum of $ 3,000.00

---THREE THOUSAND AND NO/100--- DOLLARS

Cash paid by H. Bennett Lawrence and Wife, Ola Lawrence, the receipt of which is hereby acknowledged,

Fred D. Anderson and Wife, Ruby Anderson

have bargained and sold, and by these presents do transfer and convey unto the said H. Bennett Lawrence and Wife, Ola Lawrence 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 the east one-half of Lot No. 97 on the map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, of the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 97 fronts fifty feet on the northerly side of Capitol View Avenue and runs back between lines 297.3 feet on the easterly line and 298.35 feet, more or less, on the westerly line to a dead line in the rear on which it measures fifty feet.

Being the same property conveyed to Fred D. Anderson and Wife, Ruby Anderson, by deed from Anna Mary Bransford and husband, of record in Book 1279, Page 132, Register's Office for Davidson County, Tennessee.

Property conveyed subject to Restrictive covenants of record in Book 1116, Page 228, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Bennett Lawrence and Wife, Ola Lawrence their heirs and assigns, forever.

And We do covenant with the said H. Bennett Lawrence and Wife, Ola Lawrence 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 1952 Taxes which purchaser will pay when due.

And We, Fred D. Anderson and Wife, Ruby Anderson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. Bennett Lawrence and Wife, Ola Lawrence their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of September, 19 52.

Fred D Anderson

Ruby Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Fred D. Anderson and Wife, Ruby Anderson

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 27th day of September, 19 52

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

79035

WARRANTY DEED

10385

FROM

FRED D. ANDERSON AND WIFE,

RUBY ANDERSON

TO

H. BENNETT LAWRENCE AND WIFE

OLA LAWRENCE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 SEP 1952
at 11:40 o'clock A.M.
Noted in Bk. 78 Pg. 549
Recorded in Book 3301 Page
Recording Fee 3.00
JAMES M. KINDALL, Register
By M. M. Kindall

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LAWYERS TITLE CORPORATION of Richmond, Virginia

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