K 2244

For and in consideration of the sum of

Eight Hundred and no/100 DOLLARS

Cash in hand paid by David C. Brooks and wife, receipt of which is hereby acknowledged and other valuable considerations

We, C. E. Bates and wife Virginia Bates

have bargained and sold, and by these presents do transfer and convey unto the said David C. Brooks and wife, Christine T. Brooks,

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

Being Lots Nos. 17 & 18 of the Eller-Vandiver Subdivision, which is a part of Tract No. 10 of the unrecorded plan of a recorded plan of record in Book 1130 Page 37 RODC.
Beginning at the northwest corner of Dots Nos. 17 & 18 of the above tract; thence 275 feet, more or less, to the low water mark of the Cumberland River; thence southerly 100 feet along said River to a point; thence westwardly 275 feet more or less to a point on the Rio Vista Drive; thence northwardly 100 feet ~~xxxxx~~ to the point of beginning.

Being the same property conveyed to C. E. Bates et ux, by deed from James D. Word et ux and of record in Book 1759 Page 323 RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David C. Brooks and wife, Christine T. Brooks, their heirs and assigns, forever.

And we do covenant with the said David C. Brooks and wife, Christine T. Brooks 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, C. E. Bates & wife Virginia Bates do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David C. Brooks and wife, Christine T. Brooks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of Sept., 1952

C. E. Bates

Virginia E. Bates

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. S. Sloan, a Notary Public in and for said County and State, the within named C. E. Bates & wife Virginia Bates

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 office, this 22nd day of September, 1952

Commission Expires January 16, 1954

B. S. Sloan
Notary Public

WARRANTY DEED

FROM C. E. Bates, et ux

TO David C. Brooks et ux

#668

1/2 S.V.

118-4th Ave. Madison Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record JAN 4 1953 at 11:23 o'clock A.M.
and duly recorded in Book 1911 Page 349
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McAnulty D.R.

The Guaranty Title Co.
Title Guaranteed
By
Abstracts of Title
Title Insurance
20 Third Ave. North
NASHVILLE, TENN.

Form 101-A T.G.T.Co.

G 62