K 2245

WARRANTY DEED — Real Estate Title and Escrow Co.

For and in consideration of the sum of $1,500.00***
ONE THOUSAND FIVE HUNDRED AND NO/100***** DOLLARS
paid by Gilbert Kearnie Keegan and wife, Marian Morgan Keegan, the receipt of all of which is hereby acknowledged,

We, CHARLES G. RANSOM and wife, JULIAN WALTON RANSOM,

have bargained and sold, and by these presents do transfer and convey unto the said GILBERT KEARNIE KEEGAN and wife, MARIAN MORGAN KEEGAN, 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 westerly 25 feet of the easterly 50 feet of Lot No. 8 on the map of Richard M. Atkinson's Subdivision, as of record in Book 974, page 3, Register's Office for said County, and Lots Nos. 20 and 21 on the map of the re-subdivision of Lot No. 15, Richard M. Atkinson's Subdivision, as of record in Book 974, page 50, said Register's Office, described together as follows:

Beginning on the northerly margin of Cedar Lane at a point 25 feet west of the corner of Lots Nos. 8 and 9; thence northwardly parallel with the east line of said Lot No. 8, 215 feet to the southerly line of Lot No. 20 on said last mentioned plan; thence with the southerly line of Lots Nos. 20 and 21 on said last mentioned plan eastwardly 100 feet to the corner of Lots Nos. 21 and 22 on said last mentioned plan; thence northwardly 180 feet, more or less, to the northwest corner of said Lot No. 22; thence westwardly to the northwest corner of said Lot No. 20; thence southwardly with the westerly line of said lot and crossing the eastern terminus of a strip shown on said plan, to the corner of Lots Nos. 7 and 8 on said first mentioned plan; thence eastwardly with the line between said Lots 8 and 20, 25 feet; thence southwardly parallel with the westerly line of said Lot No. 8, 215 feet to the northerly margin of Cedar Lane; thence with said lane eastwardly 25 feet to the beginning.

Said property was conveyed to Charles G. Ransom and wife, Julian Walton Ransom, by two deeds, one from James F. Jenkins, Trustee, of record in Book 1126, page 342, and the other from Corbin Turpin, of record in Book 1110, page 379, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GILBERT KEARNIE KEEGAN and wife, MARIAN MORGAN KEEGAN, their heirs and assigns, forever.

And we do covenant with the said GILBERT KEARNIE KEEGAN and wife, MARIAN MORGAN KEEGAN, 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, CHARLES G. RANSOM and wife, JULIAN WALTON RANSOM, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GILBERT KEARNIE KEEGAN and wife, MARIAN MORGAN KEEGAN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of January, 1954

Chas. G. Ransom — Julian Walton Ransom

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Doris Hooper, a Notary Public in and for said County and State, the within named Charles G. Ransom and wife, Julian Walton Ransom,

the bargainors, 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 18 day of January, 1954

Commission expires May 1, 1957 — Doris Hooper, Notary Public

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