K 2248

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert S. Waldrop and wife, Mary F. Waldrop have bargained and sold, and by these presents do transfer and convey unto the said EDWARD E. LOFTIN and wife, KATHLEEN SNELL LOFTIN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 1 and the Westerly 25 feet of Lot No. 2, and a small triangular part out of the northwest corner of Lot No. 23, of Block 8, on the Plan of Calhoun's Resubdivision of Part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 1 and westerly 25 feet of Lot No. 2 adjoin and front together 225 feet on the southerly side of Glen Eden Drive and run back 176 feet 4 inches on the easterly line of said part of Lot 2, and 200 feet on the westerly line of Lot 1, along the easterly margin of West View Drive, to a dead line in the rear, measuring 130 feet 6 inches thereon.

Said part of Lot No. 23 is described as beginning at a point in the westerly line of West View Drive, the common corner of Lots 1 and 23 of said Block 8; thence with the line between said lots, easterly 105 feet 6 inches to a point; thence southerly 1.7 feet to a point; thence westerly approximately along the south face of a stone retaining wall, 105 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Robert S. Waldrop and wife, Mary F. Waldrop, by deed from Richard Charles Brower and wife, of record in Book 1909, page 597, 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 Edward E. Loftin and wife, Kathleen Snell Loftin, their heirs and assigns, forever.

And we do covenant with the said Edward E. Loftin and wife, Kathleen Snell Loftin 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, Robert S. Waldrop and wife, Mary F. Waldrop do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward E. Loftin and wife, Kathleen Snell Loftin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of February, 19 54.

Robert S. Waldrop

Mary F. Waldrop

STATE OF ~~TENNESSEE~~ MARYLAND

~~Davidson~~ County OF Montgomery

Washington, District of Columbia

Personally appeared before me, Frederick G. Calvert, a Notary Public in and for said County and State, the within named Robert S. Waldrop and wife, Mary F. Waldrop

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 Bethesda, ~~Tennessee~~, this 12th day of February, 19 54

District of Columbia

Commission expires Sept. 15, 1955

Frederick G. Calvert
Notary Public

11443

WARRANTY DEED

G-92976 dh FROM ROBERT S. WALDROP ET UX

TO EDWARD E. LOFTIN ET UX

REGISTERS OFFICE

~~PLEASE PUT IN TENN. TITLE CO. BOX~~

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record FEB 9 1954
at 2:24 o'clock P.M.
Noted in Book 81 Page 52
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinley D.C.

TITLE INSURANCE & TRUST COMPANY

PG 377