K 2271

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00

- - - - - - - - Five and No/100ths - DOLLARS

Cash in hand paid by Grover Cleveland Andrews and wife, Eula Petty Andrews and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Eckardt Company, Inc., a Minnesota corporation, authorized to do business in Tennessee have bargained and sold, and by these presents do transfer and convey unto the said Grover Cleveland Andrews and wife, Eula Petty Andrews 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. 51 on the Plan of Madison Heights Subdivision, Section No. II, Part II, of record in Book 2133, page 83, Register's Office for said County, and described asfollows:

Beginning at a concrete monument at the intersection of Center Street and Jasperson Drive; thence eastwardly 164.0 feet to a concrete marker on the rear line of said Subdivision; thence N. 23° 25' E. 228.05 feet to a point, said point being the common corner of Lots No. 51 and 52; thence westwardly with the dividing line between lots No. 51 and 52 204.63 feet to a point on the easterly margin of Center Street; thence southerly with the easterly margin of Center Street 108.88 feet to a concrete monument, thence continuing southwardly with the easterly margin of Center Street 52.8 feet to another concrete monument; thence continuing around a slight radius 39.27 feet to the point of beginning.

This conveyance is made subject to taxes for 1954, and subject to restrictive covenants, easement and set-back lines of recordin Book 2241, page 209, and Book 2133, page 83, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grover Cleveland Andrews and wife, Eula Petty Andrews, their heirs and assigns, forever.

And we do covenant with the said Grover Cleveland Andrews and wife, Eula Petty Andrews that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Eckardt Company, Inc. do further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said Grover Cleveland Andrews and wife, Eula Petty Andrews, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand on this 10 day of March, 1954.

ECKARDT COMPANY, INC.

E. E. Eckardt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19__.

Commission expires _____

_____ Notary Public

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