K 2272

5,500

WARRANTY DEED Form 1061 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

- - - - - - - - - - Ten and No/100ths - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Robert L. Poe and wife, Sarah Poe 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 Robert L. Poe and wife, Sarah Poe 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. 25 on the Plan of Madison Heights, Section II, Part II, as of record in Book 2133, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 142.56 feet on the southerly side of Berwick Trail and runs back between lines 387.61 feet on the westerly line and 381.00 feet on the easterly line to a dead line in the rear, measuring 112.51 feet thereon.

Being a part of the property conveyed to the Eckardt Company, Inc., by deed from Edwin E. Igelsrud and wife, Bonnabelle Igelsrud, of record in Book 2240, page 182, Register's Office for Davidson County, Tennessee, and also by deed from Grover C. Greene and wife, Julia G. Greene, of record in Book 2249, page 191, said Register's Office.

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

This conveyance is made subject to flowage easement, Dept. of the Army, Corps of Engineers, Cheatham Lock and Dam Project.







land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Poe and wife, Sarah Poe their heirs and assigns, forever.

And we do covenant with the said Robert L. Poe and wife, Sarah Poe 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 Robert L. Poe and wife, Sarah Poe their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 17 day of March, 1954.

ECKARDT COMPANY, INC.

E. E. Igelsrud

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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