K 2274

WARRANTY DEED Form 1001 Published by Tennessee Title Company

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, receipt of which is hereby acknowledged, - - -

KING BUILDING COMPANY, INC., a Tennessee corporation,

has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said THOMAS H. SPEIGHT and wife, CLARICE C. SPEIGHT,

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. 103 on the Plan of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Saunders Avenue at the corner of Lots 102 and 103; thence with the line between said lots, easterly 258.2 feet to a point in the west line of the right-of-way of the L. & N. Railroad; thence with the line of the same, southerly 137.56 feet to the north margin of Broadmoor Drive; thence with the margin of the same, westerly 206.8 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the easterly margin of Saunders Avenue; thence with the margin of the same, northerly 110 feet to the beginning.

Being part of the property conveyed to King Building Company, Inc., by deed from Sweeney-Clark Realty Company, of record in Book 2143, page 305, 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 Thomas H. Speight and wife, Clarice C. Speight, their heirs and assigns, forever.

~~And, grantor herein does covenant with the said~~ And, grantor herein does covenant with the said grantees herein, 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, except by 1954 taxes, which the grantees herein assume and agree to pay.

And grantor herein covenants and binds itself, its successors ~~and further covenant and bind~~ heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~WITNESS the~~ This 30th day of March, 19 54.

KING BUILDING COMPANY, INC.

By A. K. Conditt, President

Attest: Karen L. Conditt, Secretary

(Corporation acknowledgment over)

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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