K 2275

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 ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said FELIX L. PATTERSON and wife, GEORGIA MAI PATTERSON, their ~~heirs~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 104 on the Plan of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County, Described as follows:

Beginning at a point on the westerly margin of Saunders Avenue, at the common corner of Lots 104 and 105; thence with the line between said lots, westerly 250.5 feet to a corner of Lot 133; thence with the line between Lots 104 and 133, southerly 150 feet to the northerly margin of Broadmoor Drive; thence with the margin of said Drive, easterly 225.5 feet to the beginning of a curve; thence along said curve, northeasterly 39.27 feet to a point on the westerly margin of Saunders Avenue; thence with the margin of said Avenue, northerly 125 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 Felix L. Patterson and wife, Georgia Mai Patterson, their heirs and assigns, forever.

And grantor ~~do~~ covenants with the said grantees herein, ~~that~~ 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 grantor further covenants and binds itself, its successors - - - ~~do 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 ~~hand~~ This 11th day of April 19 54.

KING BUILDING COMPANY, INC.

By A. K. Goodwin, President

Attest Karen M. 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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