K 2284

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, - -

We, Akorn Realty Company, a Tennessee Corporation, and
George L. Heimbach and wife, Luetta P. Heimbach,

have bargained and sold, and by these presents do transfer and convey unto the said
NEIL H. TIDWELL and wife, LENNIE TIDWELL,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lots Nos. 87 and 88 on the Map Showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:
Said Lot 87 is described as beginning at a point on the northerly margin of Orient Circle 387.5 feet east of the southeasterly margin of Marlborough Avenue, being the common corner of Lots 87 and 88; thence with the margin of Orient Circle, eastwardly 60 feet to the corner of Lots 86 and 87; thence with the line between said lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet to the corner of Lots 87 and 88; thence with the line between said lots, southwardly 150 feet to the beginning. Being the same property conveyed to Akorn Realty Company, by deed from W. A. Boyles and wife, of record in Book 1425, page 59, Register's Office for said County.
Said Lot 88 is described as beginning at a point on the northerly margin of Orient Circle 327.5 feet east of the southeasterly margin of Marlborough Avenue, at the common corner of Lots 89 and 88; thence with said Circle, eastwardly 60 feet to the corner of Lots 87 and 88; thence with the line between said two lots, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet to the corner of Lots 88 and 89; thence with the line between said two lots, southwardly 150 feet to the beginning. Being the same property conveyed to George L. Heimbach and wife, Luetta P. Heimbach, by deed from Lacy P. Sinclair and wife, of record in Book 1726, page 13, said Register's Office.

Each of the grantors herein warrant and covenant as hereinafter set forth, but only as to that land owned and being hereby conveyed by them, to the grantees herein, and no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neil H. Tidwell and wife, Lennie Tidwell, their heirs and assigns, forever.

And we do covenant with the said grantees herein that we are lawfully seized and possessed of said respective lands 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 grantors herein do further covenant and bind themselves, their heirs, 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 1 day of July, 1954.

AKORN REALTY COMPANY
By Lydia W. Korman, President — Lydia W. Korman, President
Attest Rebecca K. Raskin, Secretary — Rebecca K. Raskin, Secretary

George L. Heimbach — George L. Heimbach
Luetta P. Heimbach — Luetta P. Heimbach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. E. Carter, a Notary Public in and for said County and State, the within named George L. Heimbach and wife, Luetta P. Heimbach

the bargainor, 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 Nashville, Tennessee, this 1st day of July, 1954.

Commission expires February 24, 1957

L. E. Carter
Notary Public

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