K 2292

WARRANTY DEED R. E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN*** DOLLARS ($ 10.00),

and other valuable considerations paid by John W. Deal and wife, Evelyn Sanders Deal, the receipt of all of which is hereby acknowledged,

F. C. WALLACE and wife, MARTHA R. WALLACE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. DEAL and wife, EVELYN SANDERS DEAL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 70 feet of a tract marked "Business Block "A", on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County.

Beginning at a point in the north margin of Trinity Lane 39.77 feet west of W. O. Cranor's Line, and running thence with the north margin of Trinity Lane north 87° 40' west 50.23 feet to a point; thence north 3° east 180 feet to a point in the south line of a 20 foot alley; thence with south line of 20 foot alley 587° east 49.65 feet to the beginning of a curve to the right; thence with curve of 20 foot radius 31.8 feet to the right to a point 20 feet west of Cranor's west line, said point being in west margin of 20 foot alley; thence with west line of 20 foot alley, 53° west 140 feet to beginning of a curve to right; thence with curve of 20 foot radius, 31.2 feet to the point of beginning.

Being the same property conveyed to F. C. Wallace and wife, Martha R. Wallace, by deed from James L. Sirls and wife, Virginia H. Sirls, of record in Book 2245, page 567, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 23 day of July, 1954

F. C. Wallace

Martha R. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Harpe Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named F. C. Wallace and wife, Martha R. Wallace, the bargainor(s), 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, the 22 day of July, 1954

Harpe Hammontree
NOTARY PUBLIC

My commission expires: 10-16-56

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 27 day of JUL 1954 at 3:51 P.M.
In Book 2292 Page 356
Fee $ 2.00
Register

Nashville Title Co.

WARRANTY DEED
MCB&P
From
F. C. WALLACE et ux.
To
JOHN W. DEAL et ux.

PG 28