K 2295

WARRANTY DEED 2295 R. E. POLK, JR., PRES. NASHVILLE TITLE COMPANY

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

and other valuable considerations paid by William Alexander Elder, the receipt of all of which is hereby acknowledged,

WALTER A. DUNLAP and wife, NELLIE C. DUNLAP,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM ALEXANDER ELDER,

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 the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plat of Billington Subdivision, of record in Book 547, page 116, Register's Office for said County, and being Lot No. 1 on the Plan of Hymor Subdivision, of said Lot No. 4, not of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

Beginning on the westerly margin of Hilldale Drive, at a point 606 feet north of the corner of Lots Nos. 3 and 4 on the Plat of said Billington Subdivision, and being the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said Lots Nos. 1 and 2 westwardly 214 feet; thence north 4 1/2 degrees, east 100 feet to a point [redacted] in the southerly margin of Valley Brook Place; thence south 86 degrees 40' east 191.7 feet to a point at the beginning of a curve having a radius of 23.8 feet; thence 38.56 feet around said curve to a point in the westerly margin of Hilldale Drive; thence southwardly 75 feet to the beginning.

Being part of the property conveyed to Walter A. Dunlap and wife, Nellie C. Dunlap, by deed from Jake Stein and wife, Sadie Stein, of record in Book 2101, page 348, 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 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 August, 1954

Walter A. Dunlap

Nellie C. Dunlap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Walter A. Dunlap and wife, Nellie C. Dunlap, 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 23 day of August, 1954

Wayne Hammontree
Notary Public

My commission expires: 10-16-56

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 26 day of AUG 1954 at 9:56 o'clock A.M.
Noted in Book 2295 Page 424
recorded in Book Page
Register's fee $2.00
JAMES P. WILSON, Register
By M. McGinnis D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

23
Nashville Title Company
WARRANTY DEED
MCB&F
23504 From
WALTER A. DUNLAP ET UX.
To
WILLIAM ALEXANDER ELDER

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