K 2296

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,750.00- - - - - - - - - - - - - - - - - - -

FIFTY-SEVEN HUNDRED & FIFTY & NO/100- - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Eldon L. Kirby and wife, Mary N. Kirby, the receipt of which is hereby acknowledged, we, Hardy A. Youngblood and wife, Edith L. Youngblood, -

have bargained and sold, and by these presents do transfer and convey unto the said ELDON L. KIRBY AND WIFE, MARY N. KIRBY, 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. 30 on the Map of B. F. Bixler's Plan of Lots, not of record, and described as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard, the common corner of Lots 29 and 30; thence with the line between said lots, northwardly 200 feet to the common corner of Lots 41 and 42; thence with the line between Lots 30 and 42, eastwardly 100 feet to a point, the common corner of Lots 31 and 43; thence with the line between Lots 30 and 31, southwardly 200 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, westwardly 100 feet to the beginning.

Being the same property conveyed to Hardy A. Youngblood and wife, Edith L. Youngblood, by deed from Opha R. Bixler, unmarried, as of record in Book 1680, page 39, Register's Office for said County.

Grantors herein reserve unto themselves, their heirs and assigns, an easement 20 feet wide, running along the westerly margin of the property herein conveyed, for a roadway. This reservation shall remain in force only until such time as the unnamed street, located 200 feet north of the rear boundary of the lot herein described, is improved.

(Taxes for the current year have been prorated and will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eldon L. Kirby and wife, Mary N. Kirby, their heirs and assigns, forever.

And we do covenant with the said Eldon L. Kirby and wife, Mary N. Kirby, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And we, Hardy A. Youngblood and wife, Edith L. Youngblood, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eldon L. Kirby and wife, Mary N. Kirby, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~our~~ hands this 27th day of August, 1954.

Hardy A. Youngblood

Edith L. Youngblood

H. O. Youngblood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Hardy A. Youngblood and wife, Edith L. Youngblood, the bargainors, 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 Madison, Tennessee, this 27th day of August, 1954.

Commission expires April 26, 1958

W. H. Landis
Notary Public

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