K 2298

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, the receipt of which is hereby acknowledged,

we, Robert J. Gardner and wife, Edna Gardner,

have bargained and sold, and by these presents do transfer and convey unto the said HARRY C. FULLER and wife, FRANCES G. FULLER, 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. 40 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for said County.

Said Lot 40 fronts 115.2 feet on the easterly side of Merlyn Lane and runs back between lines, 177.7 feet on the northerly line and 178.4 feet on the southerly line, to a lead line, measuring 125 feet thereon.

Being the same property conveyed to Robert J. Gardner and wife, Edna Gardner, by deed from G. O. Singer and wife, of record in Book 2271, page 111, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2021, page 317, 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 Harry C. Fuller and wife, Frances G. Fuller, their heirs and assigns, forever.

And we do covenant with the said Harry C. Fuller 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, except by 1954 taxes, which the grantees herein assume and agree to pay.

And we, Robert J. Gardner and wife, Edna Gardner, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry C. Fuller and wife, Frances G. Fuller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8th day of September, 1954.

Robert J. Gardner

Edna Gardner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named Robert J. Gardner and wife, Edna Gardner 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 8th day of September, 1954.

Commission expires July 11th, 1956.

Nancy Junius Hicks
Notary Public

WARRANTY DEED
G-96074 dh
FROM
ROBERT J. GARDNER ET UX
TO
HARRY C. FULLER ET UX
21449
REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

STATE OF TENN.
DAVIDSON COUNTY
Received for Record
SEP 14 1954
at 3:10 o'clock P M
and recorded in Book 2298 Page 49
Fee $1.20
Witness my hand
Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Agent for
LAWYERS TITLE INSURANCE CORPORATION
Home Office
of Richmond, Virginia

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