K 2346

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of FIFTEEN HUNDRED AND NO/100 - - - - - - - - - - ($1500.00) - DOLLARS

cash in hand paid by Robert F. Niederhauser and wife, Sally Whitworth Niederhauser, the receipt of which is hereby acknowledged, we, EDWARD NIEDERHAUSER and wife, MARY FRANK NIEDERHAUSER, -

- - - - - have bargained and sold, and by these presents do transfer and convey unto the said Robert F. Niederhauser and wife, Sally Whitworth Niederhauser, - - - - - - - - -

- - - their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 108 on the Plan of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, described according to a survey made by W. W. Turner Company, Consulting Engineers, August 31, 1954, as follows:

Beginning on the westerly margin of Cumberland Circle at the northeast corner of the property conveyed to Thomas C. Egan and wife by deed from Merle Stanford, of record in Book 1199, Page 364, said Register's Office, said point being 25 feet south of the corner of Lots Nos. 93 and 94; thence with the northerly line of said Egan property, westwardly 306.5 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with same, northwardly 100 feet to an iron pin; thence eastwardly 345.1 feet to an iron pin on the westerly margin of Cumberland Circle; thence with same, southwardly 100 feet to the beginning.

Being part of the property conveyed to Edward Niederhauser and wife, Mary Frank Niederhauser, by deeds from George S. Jacobs and wife, of record in Book 1680, Page 533, and from R. D. Stanford, Jr., Trustee, of record in Book 1760, Page 470, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the building restrictions contained in the instruments of record in Book 737, Page 258, and Book 1140, Page 106, 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 said Robert F. Niederhauser and wife, Sally Whitworth Niederhauser, - their heirs and assigns, forever.

And we do covenant with the said Robert F. Niederhauser and wife, Sally Whitworth Niederhauser, - - - - - - - - - - - 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, Edward Niederhauser and wife, Mary Frank Niederhauser, - - - - - - - - - - do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert F. Niederhauser and wife, Sally Whitworth Niederhauser, - - - their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1955

Ed Niederhauser

Mary Frank Niederhauser

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