K 2394

WARRANTY DEED Form 1061 **Published by Tennessee Title Company**

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,

W. R. Taylor and wife, Virginia A. Taylor,

have bargained and sold, and by these presents do transfer and convey unto the said W. B. Wadlington and wife, Anna V. Wadlington, 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. 5 on the Unrecorded Map of the Re-Subdivision of Lots Nos. 71, 73 to 76 inclusive, and Lots 105 and 106 on the Plan of Bluefields, of record in Book 843, page 34, Register's Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, May 24, 1952, as follows:
Beginning at a point in the northerly margin of Spring Valley Road, said point being 18 feet east of the original southwest corner of Lot No. 74 on said plan, being the common corner of Lots Nos. 5 and 6 on said Re-subdivision; thence with the line between said two lots, northerly 322 feet to the southerly line of Lot No. 68 on the original subdivision; thence with the southerly line of the same, easterly 60 feet to the common corner of Lots Nos. 4 and 5 on said Re-subdivision; thence with the line between said lots southerly 297 feet to a point in the northerly margin of Spring Valley Road; thence with the margin of the same, westerly 100 feet to the beginning.
Being the same property conveyed to W. R. Taylor by deed from R. D. Stanford, Jr., Trustee, of record in Book 2382, page 163, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1140, page 106, and in Book 1332, page 163, 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 W. B. Wadlington and wife, Anna V. Wadlington, their

heirs and assigns, forever.

And we do covenant with the said W. B. Wadlington and wife, Anna V. Wadlington 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 1958 taxes, which the grantees herein assume and agree to pay.

And we, W. R. Taylor and wife, Virginia A. Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. B. Wadlington and wife, Anna V. Wadlington, their against the lawful claims of all persons, whomsoever.

Witness our hand this 5th day of April, 1958.

W. R. Taylor

Virginia A. Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. R. Taylor a Notary Public in and for said County and State, the within named W. R. Taylor and wife, Virginia A. Taylor

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 5 day of April, 1958.

Commission expires [illegible]

Notary Public

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