K 2401

For and in consideration of the sum of $ 10.00 Ten & No/100 - - - - - - - - - - - - - - - - DOLLARS

CASH IN HAND PAID BY C. E. Horn and Ernest W. Benz, the receipt of which is hereby acknowledged and other good and valuable consideration.

We, Tom Resha and wife, Louise Jones Resha have bargained and sold, and by these presents do transfer and convey unto the said C. E. Horn and Ernest W. Benz, their - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 37, 36 and the westerly 12.5 feet of lot 35 on the Plan of Resha Heights, of record in Book 1424, page 110, Register's Office for said County. Said lots and part of lot front together 187.5 feet on the northerly margin of State Highway No. 112 and run back between parallel lines, 165 feet to the southerly margin of a 20 foot alley on which they measure 187.5 feet.

Being the same property conveyed to Tom Resha and wife, Louise Jones Resha, by deed from Roger T. Pickford and wife, Mary Pickford, of record in Book 2198, page 174, Register's Office for said County.

The grantors herein retain an easement for ingress and egress over and thru the westerly 12.5 feet of Lot No. 35, as described hereinabove, but if said easement for ingress and egress should at any time be abandoned by the grantors, all of the interests of said grantors in said part of said Lot 35 shall revert to the grantees herein or any subsequent grantee of the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Horn and Ernest W. Benz, their - - - - - - - - heirs and assigns, forever.

And we do covenant with the said C. E. Horn and Ernest W. Benz 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 the taxes for the year 1955, which have been pro rated from date hereof.

And we, Tom Resha and wife, Louise Jones Resha do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Horn and Ernest W. Benz, their - - - - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of May, 1955.

Tom Resha
Louise Jones Resha

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. W. Benz, a Notary Public in and for said County and State, the within named Tom Resha and wife, Louise Jones Resha 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 Nashville, Tennessee, this 31st day of May, 1955.

Commission expires July 4, 1955

C. W. Benz
Notary Public

58825

WARRANTY DEED

FROM

Tom Resha, et ux

TO

C. E. Horn, et al

DOCUMENTARY
UNITED STATES INTERNAL REVENUE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day MAY 1955
at 3:12 o'clock P M.
Noted in Book 87 Page 147
Recorded in Book ____ Page ____
Recording Fee $ 2.50
JAMES P. WILSON, Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 361