K 2435

For and in consideration of the sum of $ 10.00

TEN AND NO/100

cash in hand paid by Clyde B. Bates and wife, Sara Jane Bates, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Frank S. Kugler and Helen P. Youse, formerly Helen P. Kugler,

have bargained and sold, and by these presents do transfer and convey unto the said Clyde B. Bates and wife, Sara Jane Bates,

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. 38, 39 and part of a 6.9 acre trace on the map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Plymouth Avenue at the corner of Lots Nos. 37 and 38; thence with the line between said two lots, and continuing in a northerly direction 443.3 feet to the southerly line of the Newman Cheek property; thence with Cheek's southerly line westwardly 130.8 feet; thence southwardly and with the line between lots Nos. 39 and 40, 391.5 feet to the northerly margin of said Avenue; thence with said Avenue, eastwardly 120 feet to the beginning.

Being the same property conveyed to Frank S. Kugler and wife, Helen P. Kugler, by deed from Neel E. Cox and wife, of record in Book 1390, page 182, said Register's Office, the said Frank S. Kugler and Helen P. Kugler having since been divorced and the said Helen P. Kugler having since married Don L. Youse.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clyde B. Bates and wife, Sara Jane Bates, their heirs and assigns, forever.

And we do covenant with the said Clyde B. Bates and wife, Sara Jane Bates, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except 1955 Taxes which have been prorated and assumed by the Grantees herein.

And we, Frank S. Kugler and Helen P. Youse, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde B. Bates and wife, Sara Jane Bates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of May, 19 55.

Frank S. Kugler
Frank S. Kugler

Helen P. Youse
Helen P. Youse

STATE OF TENNESSEE
Davidson County of } SOUTH CAROLINA

Personally appeared before me, William H. Burnside Jr., a Notary Public in and for said County and State, the within named Frank S. Kugler,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Anderson, Tennessee, this 20th day of May, 19 55

My Commission expires AT PLEASURE OF THE GOVERNOR

William H. Burnside Jr.
Notary Public

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