BK 2438

WARRANTY DEED

For and in consideration of the sum of ($2,200.00)

TWO THOUSAND TWO HUNDRED AND No/100- - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by J. G. Edwards and wife, Inez Edwards, the receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey without the joinder of any beneficiary, **have bargained and sold, and by these presents do transfer and convey unto the said** J. G. Edwards and wife, Inez Edwards, 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 Eighth Civil District of Davidson County, Tennessee, being lot No. 71 on the plan of Horton Heights, Section VII, as of record in Book 2133, page 25, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot No. 71 fronts 128.9 feet on the westerly side of Hillwood Boulevard, and extends back between lines 399.4 feet on the southerly side, and 411.6 feet on the northerly side, along an irregular line; to a dead line in the rear, on which it measures 103.3 feet.

Being part of the property conveyed to W. L. Bailey by deed from Leslie Marshall, Clerk & Master, of record in Book 1905, page 17; and vested in Thomas C. Summers, Trustee, by instrument of record in Book 2106, page 593, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2106, page 178, and easements of record in Book 2133, page 25, both Register's Office of 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 J. G. Edwards and wife, Inez Edwards, their **heirs and assigns, forever.**

And I **do covenant with the said** J. G. Edwards and wife, Inez Edwards, **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except by taxes for the years 1954 and 1955 which Grantees assume.

And I, Thomas C. Summers, Trustee, **do further covenant and bind** myself, my successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** J. G. Edwards and wife, Inez Edwards, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 22nd **day of** June, **19**55.

Thomas C. Summers Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Thomas C. Summers, Trustee,

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 office, this 22nd **day of** June, **19**55.

Commission expires April 12, 1956

Libby G Bryant
Notary Public

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