BK 2440

WARRANTY DEED Form 1002 Published by [illegible] Title Company

For and in consideration of the sum of $ 10.00) -

- - - - - - - - - - - - Ten & no/100 - DOLLARS

cash in hand paid by Ralph P. Irwin and wife, Eva S. Irwin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Ralph P. Irwin and wife, Eva S. Irwin of an indebtedness in the amount of $12,386.08 due The Prudential Insurance Company of America as evidenced by a deed of trust executed by Arthur Curtis Tomlin and wife, to R. Bruce Robertson, Jr., Trustees, of record in Book 2375, page 617, Register's Office for Davidson County, Tennessee

we, Arthur Curtis Tomlin and wife, Joy D. Tomlin





have bargained and sold, and by these presents do transfer and convey unto the said Ralph P. Irwin and wife, Eva S. Irwin, 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. 398 on the Map of Crieve Hall Estates, Section V, as of record in Book 2133, page 91, Register's Office for said County. Said Lot No. 398 fronts 120 feet on the east side of Timberhill Drive and runs back between lines, 170 feet to a dead line, which is a broken line, on which it measures 149.7 feet.

Being the same property conveyed to Arthur Curtis Tomlin and wife, Joy D. Tomlin, by deed from Central Mortgage Company, as of record in Book 2341, page 147, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph P. Irwin and wife, Eva S. Irwin, their heirs and assigns, forever.

And we do covenant with the said Ralph P. Irwin and wife, Eva S. Irwin 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 as above referred to and taxes for 1955 which have been prorated and are assumed by the grantees herein.

And we, Arthur Curtis Tomlin and wife, Joy D. Tomlin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph P. Irwin and wife, Eva S. Irwin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7 day of July, 1955

Arthur Curtis Tomlin (signature)
Arthur Curtis Tomlin

Joy D. Tomlin (signature)
Joy D. Tomlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth N. Thomson, a Notary Public in and for said County and State, the within named Joy D. Tomlin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 1955

Commission expires July 9, 1956

Elizabeth N. Thomson (signature)
Notary Public

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