K 2448

For and in consideration of the sum of $10,500.00

Ten thousand five hundred and no/100 **DOLLARS**

Cash in hand paid by Eddie W. Warstaff and wife, Robbie H. Warstaff, the receipt of which is hereby acknowledged, we, C. E. Bowden and wife, Eileen M. Bowden

have bargained and sold, and by these presents do transfer and convey unto the said Eddie W. Warstaff and wife, Robbie H. Warstaff their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lot No. 4, on the Plan of C.H. Hayes Plan of large lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Villa Drive, 200.0 feet, more or less, north of the north margin of Leonard Avenue; thence westerly, parallel to the north margin of Leonard Avenue, 165.0 feet, more or less, to an alley; thence northerly 65 feet; thence easterly 165.0 feet, more or less, to the westerly margin of Villa Drive; thence with the margin of the said southerly to the beginning.

Being the same property conveyed to C.E. Bowden and wife, Eileen M. Bowden, by deed of the Chancery Court of Davidson County, Tennessee, as set forth in Minute Book 1-L, page 234, Chancery Court Clerk's Office, aforesaid deed having been recorded in Book 1334, page 247, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eddie W. Warstaff and wife, Robbie H. Warstaff their heirs and assigns, forever.

And we do covenant with the said Eddie W. Warstaff and wife, Robbie H. Warstaff 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.

And we, C.E. Bowden and wife, Eileen M. Bowden do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eddie W. Warstaff and wife, Robbie H. Warstaff heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of August, 19 55

C E Bowden

Eileen M. Bowden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named C.E. Bowden and wife, Eileen M. Bowden

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 office, this 3rd day of August, 19 55

Commission expires , 19 , Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4th day of Aug. A.D. 1955
at 9 o'clock A.M. and recorded in Book 1334 Page 247
Recording Fee $
JAMES P. WILSON, Register
By
Del. Fee

WARRANTY DEED

FROM

TO

70234

G 50