K 2487

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - DOLLARS
cash in hand paid by the grantee herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Claude H. Bentley and wife, Rebecca Bagwell Bentley,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Meadows, unmarried, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 34 of Block "A", on the Plan of Woodbine Courts, as of record in Book 1130, page 39, Register's Office for said County, described as follows: Beginning on the easterly margin of Simmons Avenue at the corner of Lots Nos. 34 and 35; thence with said Avenue northwardly 56 feet to the beginning of a curve; thence around said curve in a northeasterly direction 79.6 feet to the southerly margin of East Timmons Avenue; thence with said Avenue eastwardly 98.9 feet to the corner of Lots 33 and 34; thence with the line between said two lots southwardly 104.2 feet to the northeast corner of Lot 35; thence with the line between Lots 34 and 35, westwardly 150 feet to the beginning.
Being the same property conveyed to Claude H. Bentley and wife, Rebecca Bagwell Bentley, by deed from George M. Johnson and Howell Townes, of record in Book 1556, page 493, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1163, page 441, 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 James E. Meadows, unmarried, his heirs and assigns, forever.

And we do covenant with the said grantee 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29 day of December, 1955.

Claude H. Bentley
Claude H. Bentley

Rebecca Bagwell Bentley
Rebecca Bagwell Bentley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named Claude H. Bentley and wife, Rebecca Bagwell Bentley

the bargainor s, 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 29 day of December, 1955

My Commission Expires February 24, 1957

L. W. Carney
Notary Public

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