K 2490

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($2,750.00)
TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100- - - - - - - - -DOLLARS
Cash in hand paid by

ROY A. BOWERS and wife, ELINOR B. BOWERS,
the receipt of which is hereby acknowledged,
I, Thomas C. Summers,
have bargained and sold, and by these presents do transfer and convey unto the said
Roy A. Bowers and wife, Elinor B. Bowers,
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 Sixth Civil District of Davidson County, Tennessee, being lot No. 37 on the Plan of Haileywood Estates, Section II, as of record in Book 2331, page 81, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the southwesterly margin of Anchorage Drive, common corner of Lots Nos. 37 and 38; thence in a southwesterly directiontion, along the line between said two lots, 165.0 feet to their common rear corner; thence in a southeasterly direction, along the rear of the herein described lot, 167.3 feet to a point; thence in a northeasterly direction, 133.0 feet to the beginning of a curve; thence around said curve, in a northeasterly and northwesterly direction, 39.3 feet to a point in the southwesterly margin of Anchorage Drive; thence in a northwesterly direction, along the margin of said Drive 141.7 feet to the point of beginning.

Being part of the property conveyed to Thomas C. Summers by deed from Louise Oakley Hailey of record in Book 2451, page 518, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2331, page 81, and restrictions of record in Book 2481, page 390, both Register's Office of Davidson County, Tennessee.

This conveyance is subject to a ten foot utility easement across the rear property line which measures 167.3 feet.

Taxes for 1956 to be paid by Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy A. Bowers and wife, Elinor B. Bowers, their heirs and assigns, forever.

And I do covenant with the said Roy A. Bowers and wife, Elinor B. Bowers, 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.
Charlotte H. Summers, Wife of Thomas C. Summers, joins in this deed for the purpose of conveying her dower, homestead, and all other rights she has in and to said property herein conveyed.
And We, Thomas C. Summers and wife, Charlotte H. Summers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy A. Bowers and wife, Elinor B. Bowers, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of January, 1956.

Thomas C. Summers
Thomas C. Summers

Charlotte H. Summers
Charlotte H. Summers

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