K 2495

WARRANTY DEED Form 1401 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 James E. Hunt and wife, Ollie L. Hunt, and other good and valuable considerations, receipt of which are hereby acknowledged,

CARL BATSON, INC., has

bargained and sold, and by these presents do transfer and convey unto the said James E Hunt and wife, Ollie L Hunt,

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. 20 on the Map of West Park Addition No. 2, of record in Book 2330, page 63, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of 57th Avenue North at the corner of Lots 1 and 20; thence with the line between said lots northwesterly 100 feet to a point; thence southwesterly 68.5 feet to the northerly margin of Carl Place; thence with the margin of the same southeasterly 75.04 feet to the beginning of a curve; thence around said curve easterly 39.24 feet to the westerly margin of 57th Avenue North; thence with the margin of the same northerly 43.5 feet to the point of beginning.

Being part of the property conveyed to Carl Batson, Inc., by deed from Carl Glenn and wife, of record in Book 2454, page 357, said Register's Office.

This conveyance subject to restrictive covenants of record in Book 2483, page 629, said Register's Office.

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 Hunt and wife, Ollie L Hunt their heirs and assigns, forever.

And Carl Batson, Inc., does do covenant with the said James E Hunt and wife, Ollie L Hunt that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Carl Batson, Inc., does successors and assigns do further covenant and bind itself, its/ to warrant and forever defend the title to the said land to the said James E Hunt and wife, Ollie L Hunt their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Carl Batson, Inc., has caused this instrument to be executed by its duly authorized officers this 1st day of March, 1956.

ATTEST: CARL BATSON, INC

Secretary-Treasurer By: Carl Batson President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires Notary Public

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