K 2495

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - ($1.00) - - - - - - - -

One and No/100 - DOLLARS

Cash in hand paid by the Juvenile Crime Stoppers of America, and other good, valuable and sufficient considerations, the receipt of all of which is by me acknowledged;

I, Romine B. Angel, a married man living separate and apart from wife, who abandoned me on the 26th day of December, 1955, have bargained and sold, and by these presents do transfer and convey unto the said Juvenile Crime Stoppers of America, its successors 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 Lot No. 3 on an unrecorded map of the resubdivision of Lots Nos. 1 and 2 of Carrick's Subdivision of Block "L" of the Heffernan property, described according to a survey made by Lewis D. Justice, April 13, 1945, as follows:

Beginning on the easterly margin of 28th Avenue, North, at a point 82.4 feet north of the northerly margin of Heffernan Street, being the northwest corner of the property conveyed to Charles W. Cooper and wife, by deed from Phil Cohen and wife, of record in Book 1454, page 199, Register's Office for said County, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, eastwardly 87 feet to the westerly line of Lot No. 3 on said Carrick's Subdivision; thence with same, northwardly 35.8 feet to the corner of Lots Nos. 3 and 4 on said plan of the resubdivision; thence with the line between said two lots, westwardly 87 feet to the easterly margin of 28th Avenue, North; thence with same, southwardly 35.8 feet to the beginning.

Being the same property conveyed to Romine B. Angel by deed from Jacobs H. Doyle, of record in Book 2283, page 454, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Juvenile Crime Stoppers of America, its successors and assigns, forever.

And I do covenant with the said Juvenile Crime Stoppers of America 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 except for encumberances which appear of record in Book 2283, page 454, R.O.D.C., Tenn., and Book 2505, page 582, R.O.D.C., Tenn. Current property taxes are assumed by the grantees herein. I, Romine B. Angel, as aforesaid, And do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Juvenile Crime Stoppers of America, its successors and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of March, 1956.

Romine B. Angel

Romine B. Angel

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