K 2499

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 - - - - - - - - - - - - - - DOLLARS

Cash, paid by Peter Obenchain and wife, Miriam J. Obenchain, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, George O. Singer and wife, Louise L. Singer

have bargained and sold, and by these presents do transfer and convey unto the said Peter Obenchain and wife, Miriam J. Obenchain, 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 11th Civil District of said County, being lot No. 14 and the northerly part of lot No. 15 on the Map of Riverwood Subdivision, as of record in book 547, page 62, Register's Office for said County, and described according to a survey made by Cantrell, Connell and Morrison, dated June 7, 1952, as follows: Beginning at a point in the easterly margin of an old 30-foot dedication for a street at the common front corner of lots Nos. 13 and 14 on said Plan; thence with the common boundary between lots 13 and 14, north 80° 15' east 255 feet, more or less, to the low water mark of the Cumberland River; thence with the low water mark of the Cumberland River, southerly 122.5 feet to the northeasterly corner of a tract of land conveyed to John W. Dickey and wife, by deed from E. L. Radabaugh and wife, of record in book 2085, page 463, Register's Office for said County; thence with the northerly margin of said tract of land conveyed to John W. Dickey and wife, south 77° west 182.5 feet, more or less, to the easterly margin of said old 30-foot street dedication; thence with the easterly margin of said old street dedication, northwesterly 150 feet to the point of beginning, and being the same property conveyed to George O. Singer and wife, Louise L. Singer, by deed from C. F. Cantrell and wife, of record in book 2148, page 203, said Register's Office.

This conveyance is made subject to a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from George O. Singer and wife, to United States of America, of record in book 2201, page 309, 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 Peter Obenchain and wife, Miriam J. Obenchain, their heirs and assigns, forever.

And we do covenant with the said Peter Obenchain and wife, Miriam J. Obenchain 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., except taxes for the year 1956 prorated and assumed by the purchasers.

And we, George O. Singer and wife, Louise L. Singer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Peter Obenchain and wife, Miriam J. Obenchain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April, 1956

George O. Singer

Louise L. Singer

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me [illegible], a Notary Public in and for said County and State, the within named George O. Singer and wife, Louise L. Singer

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 [illegible] day of [illegible]

Commission expires [illegible] [illegible] Notary Public

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