K 2542

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - $10.00 - - - - - - - - - -
- - - - - - - - - -ten and no/100ths - DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, we Clarence E. Elrod et ux, Elaine C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said Charles Anthony DeMatteo et ux, Mary Lou DeMatteo their heirs 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. 57 on the Map of Elm Hill Acres, as of record in Book 2331, pages 67 and 68, R.O.D.C., Tennessee.

Beginning at a point in the northerly margin of Jade Drive, common corner of Lots Nos. 56 and 57; thence in a northerly direction along the line between said two lots, 125 feet to the common corner of Lots Nos. 56, 57, and 75; thence in a westerly direction, along the line between Lots Nos. 57 and 75, 125 feet to a pint in the easterly margin of Wanda Drive; thence with the margin of said Drive, in a southerly direction, 105 feet to the beginning of a curve; thence around said curve; in a southeasterly direction, 31.42 feet to a point in the northerly margin of Jade Drive; thence with the margin of said Drive, in an easterly direction 105 feet to the point of beginning.

Being part of the property conveyed to Clarence E. Elrod et ux, Elaine C. Elrod, by deed from J. R. Coarsey, Trustee, of record in Book 2486, page 488, R.O.D.C., 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 Charles Anthony DeMatteo et ux, Mary Lou DeMatteo their heirs and assigns, forever.

And we do covenant with the said Charles Anthony DeMatteo et ux, Mary Lou DeMatteo 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, Clarence E. Elrod et ux, Elaine C. Elrod do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Anthony DeMatteo et ux, Mary Lou DeMatteo, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of June, 19 56.

Clarence E. Elrod
Elaine C. Elrod

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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