K 2543

WARRANTY DEED

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, David Akeman and wife, Estelle S. Akeman,

have bargained and sold, and by these presents do transfer and convey unto the said Harlin Duke, Jr. and wife, Glevie Mai Duke, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the north 78 feet of Lot No. 14 of Block "C" on the Map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office for said County.

Said part of said Lot No. 14 fronts 78 feet on the east side of Delaware Avenue and runs back between lines, 381.4 feet on the north line and 382 feet, more or less, on the south line, to a dead line in the rear measuring 78 feet thereon.

Being the same property conveyed to David Akeman and wife, Estelle S. Akeman, by deed from M. J. Smith and wife, Prudye A. Smith, of record in Book 2017, page 414, 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 ~~Harlin Duke, Jr. and wife, Glevie Mai Duke, their~~ heirs and assigns, forever.

And We do covenant with the said Harlin Duke, Jr. and wife, Glevie Mai Duke 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 1956 property taxes which are prorated and assumed by purchasers.

And we, David Akeman and wife, Estelle S. Akeman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ~~Harlin Duke, Jr. and wife, Glevie~~ Mai Duke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of June, 19 56

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C.E. Harlan, a Notary Public in and for said County and State, the within named David Akeman and wife, Estelle S. Akeman, 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 15 day of June, 1956

Commission expires Jan. - 29, 1957

Notary Public

DAVIDSON COUNTY TENN. JUN 15 1956 $1.10

POWER & PARKER CO., NASHVILLE

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