K 2543

For and in consideration of the sum of ($10.00)

. . . . . .Ten and 00/100 . . . . . DOLLARS

Cash in hand paid, and other valuable and sufficient consideration,

paid by Sidney J. Dillon, the receipt of which is hereby acknowledged,

we, D. B. Andrews and wife, Margaret H. Andrews,

have bargained and sold, and by these presents do transfer and convey unto the said Sidney J. Dillon

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly 60 feet of lots Nos. 168, 169 and 170 on the map of West Grove, as of record in book 421, page 109, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of 37th Avenue North and Pilcher Avenue, being the northwest corner of said lot No. 170; running thence with the easterly margin of 37th Avenue North, southwerdly 171 feet to a point, being the southwest corner of lot No. 168; running thence eastwardly, with the line between lots Nos. 167 and 168, 60 feet to a point; thence northwardly along a line parallel with 37th Avenue North, to Pilcher Avenue, a distance of 150 feet, more or less; thence with the southerly margin of Pilcher Avenue, westwardly about 62 feet to the beginning.

Said property was devised to D. B. Andrews by will of Vannie Watson Andrews, deceased, probated in Minute Book 49, page 429, County Court for Maury County, Tennessee, a certified copy of said Will being of record in book 2541, page 111, 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 Sidney J. Dillon

her heirs and assigns, forever.

And we do covenant with the said Sidney J. Dillon

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 with exception of taxes for year 1956 which have been adjusted between grantor and grantee from date of this instrument, and grantee hereby assumes and agrees to pay same when due and payable.

And we, D. B. Andrews and wife, Margaret H. Andrews,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sidney J. Dillon

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this day of June, 1956

D. B. Andrews

Margaret H. Andrews

STATE OF TENNESSEE
Davidson County
Maury

Personally appeared before me, Lula Lamar, a Notary Public in and for said County and State, the within named D. B. Andrews and wife, Margaret H. Andrews,

the bargainor s 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 19 day of June, 1956

Commission expires April 22, 1959

Lula Lamar
Notary Public

Guaranty Title Company
A DIVISION OF
Kansas City Title & American Tr
S. W. Cor. Ti
NASHVILLE,

FORM 103 A

RECEIVED FOR RECORD
JUN 19 1956
at 9:30 A.M.
Recorded in Book 1200
Page 129
Register's Office for Davidson County, Tennessee
By Jackson D.C.

WARRANTY DEED
FROM
D. B. Andrews & Wife
TO
Sidney J. Dillon
2543

G 168