K 2546

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Nine Hundred Fifty and 00/100 ($8,950.00) DOLLARS

Cash in hand paid by James Edward Kimbrough and wife, Margaret Kimbrough, the receipt of which is hereby acknowledged, we

Eleanor Eubank and Mildred Gerst

have bargained and sold, and by these presents do transfer and convey unto the said James Edward Kimbrough and wife, Margaret Kimbrough 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 6th. Civil District of Davidson County, Tennessee, being lot No. 12 of Block "G" on the plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County, described as follows:

Beginning on the westerly margin of East Iris Drive at the corner of lots Nos. 11 and 12; thence with the line between said lots, westwardly 125 feet to the corner of lots Nos. 1, 2, 11 and 12; thence with the line between lots Nos. 1 and 12, southwardly 100 feet to the northerly margin of Heather Place; thence with the northerly margin of said Heather Place, eastwardly 105 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the westerly margin of East Iris Drive; thence with the wasterly margin of said Drive, northwardly 80 feet to the beginning.

Being the same property conveyed to Eleanor Eubank and Mildred Gerst by deed from Ewell Henry Warren and wife, dated August 9, 1949, filed August 10, 1949, and recorded in book 1732, page 241, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Edward Kimbrough and wife, Margaret Kimbrough their heirs and assigns, forever.

And we do covenant with the said James Edward Kimbrough and wife, Margaret Kimbrough, 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 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Eleanor Eubank and Mildred Gerst do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Edward Kimbrough and wife, Margaret Kimbrough, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of July, 19 56

Eleanor Eubank

Mildred Gerst.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigan, Jr., a Notary Public in and for said County and State, the within named Eleanor Eubank and Mildred Gerst, 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 11th day of July, 19 56

Commission expires January 6, 1958

James R. Pearigan, Jr.
Notary Public

JAMES R. PEARIGAN
NOTARY PUBLIC
DAVIDSON COUNTY

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