K 2546

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,500.00- - - - - - - - - - - - - - - - - -

FIFTY-FIVE HUNDRED & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Bernard V. Bowen and wife, Dollie Bowen, the receipt of which is hereby acknowledged, we, James W. Blair and wife, Betty E. Blair, - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said BERNARD V. BOWEN AND WIFE, DOLLIE BOWEN, their

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

Being Lot No. 4 on the Plan of Candace Heights, as of record in Book 2330, page 78, Register's Office for said County.
Said lot fronts 150 feet, more or less, on the southerly side of Berwick Trail and runs back between lines, 349.4 feet, more or less, on the westerly line and 348 feet, more or less, on the easterly line, to the margin of Cumberland River, on which it measures 150 feet, more or less, and being part of the property conveyed to James W. Blair and wife, Betty E. Blair, by deed from David F. Johnson and wife, as of record in Book 2393, page 527, said Register's Office.
Said property is sold and hereby conveyed subject to restrictive covenants and easements of record in Book 2273, page 117, Book 2330, page 78, and Book 2540, page 582, all in the said Register's Office.
Taxes for the current year will be paid by the Grantors.

For a sufficient consideration, the undersigned Druillard Trust enters into this conveyance for the following purpose and none other: That is to say that it is the true and lawful owner and holder of one note executed by the Grantors herein, secured by a lien retained in deed of record in Book 2393, page 527, above mentioned, and does hereby release said debt as to the land above described (Lot No. 4 only) but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bernard V. Bowen and wife, Dollie Bowen, their heirs and assigns, forever.

And we do covenant with the said Bernard V. Bowen and wife, Dollie Bowen, 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, excepting easements and restrictive covenants above mentioned.
And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bernard V. Bowen and wife, Dollie Bowen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of June, 1956

THE DRUILLARD TRUST

by Russell D. Jones Rutledge Treasurer James W. Blair

STATE OF TENNESSEE)
Davidson County )

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named James W. Blair and wife, Betty E. Blair,

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 Nashville, Tennessee, this 11th day of June, 1956

Commission Expires April 26, 1958

W. H. Landis
Notary Public

PG 179