K 2548

WARRANTY DEED Form [illegible]

For and in consideration of the sum of $ 10.00- - - - - - - - - - - - - - - - - -

Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - DOLLARS,

Cash in hand paid by Wesley James Hailey, Jr., and wife, Polly Sue Hailey and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

E. GRAVES PATE, SR., AND WIFE, FRIEDA H. PATE,

have bargained and sold, and by these presents do transfer and convey unto the said WESLEY JAMES HAILEY, JR., AND WIFE, POLLY SUE HAILEY,

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. 18 on the Map of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Donna Drive at the corner of Lots 18 and 19; thence with the margin of said drive southerly 145.63 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 45.56 feet to a concrete monument in the northerly margin of Norman Drive; thence with the margin of said Drive easterly 145.32 feet to a concrete monument; thence along the rear of Lot 18, northerly 72.26 feet to a concrete monument; thence easterly 12.30 feet to a concrete monument and continuing northerly along the rear of the lot, 144.50 feet to a concrete monument in the south line of Lot 19; thence with the line between said lots, westerly 149.65 feet to the beginning.

Being the same property conveyed to E. Graves Pate, Sr., and wife, Frieda H. Pate, by deed from James W. Blair and wife, as of record in Book 2485, page 5, said Register's Office.

This conveyance is made subject to the Restrictions in Book 2447, page 291, and to the plan of record in Book 2331, page 60, which shows an Owner's Certificate, a 70-foot set-back line from Donna Drive, a 50-foot set-back line from Norman Drive, and 10-foot easement for public utilities along the entire rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wesley James Hailey, Jr., and wife, Polly Sue Hailey; their heirs and assigns, forever.

And we do covenant with the said Wesley James Hailey, Jr., and wife, Polly Sue Hailey, 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 by State & County taxes for 1956, which have been prorated and are assumed by Buyer. And we, E. Graves Pate, Sr., and wife, Frieda H. Pate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wesley James Hailey, Jr., and wife, Polly Sue Hailey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of July, 1956.

E. Graves Pate Sr

Frieda H. Pate

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named E. Graves Pate, Sr., and wife, Frieda H. Pate,

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 Madison, [illegible], Tennessee, this 31st day of July, 1956

Commission expires [illegible] 29, 1958

June B. Overton
Notary Public

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