K 2591

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, MORRIS J. DANIELS AND WIFE, DORIS IRENE T. DANIELS,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES NEWTON KIMBROUGH AND WIFE, MARY NANCY C. KIMBROUGH their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the southerly 80 feet of Lot No. 16 on the Map of Althauser & Bransford's unrecorded Subdivision of Lot A-2 of the Highlands of Belle Meade No. 2 as of record in Book 843, page 18, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of Old Harding Road at a point 20 feet south of the common corner of Lots No. 15 and 16; thence easterly parallel to and 20 feet south of the dividing line between said Lots, 327.8 feet to the westerly right-of-way line of the N. C. & St. L. Railroad; thence with said right-of-way southerly 61 feet to a point in the right-of-way of the overhead bridge of the Memphis to Bristol Highway; thence with the right-of-way of the same, South 52° 27' West 20.8 feet to the corner of Lot No. 17; thence with the line between Lots No. 16 and 17, westerly 329 feet to a point in the easterly margin of the Old Harding Road; thance with the margin of the same, northerly 80 feet to the point of beginning.

Being the same property conveyed to MORRIS J. DANIELS AND WIFE, DORIS IRENE T. DANIELS by deed from Gilliam Otis Traughber and wife, of record in Book 2088, page 517; said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1369, page 345, 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 CHARLES NEWTON KIMBROUGH AND WIFE, MARY NANCY C. KIMBROUGH their heirs and assigns, forever.

And we do covenant with the said CHARLES NEWTON KIMBROUGH AND WIFE, MARY NANCY C. 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 by 1956 taxes, which the grantees herein assume and agree to pay.

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 grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of August, 19 56.

Morris J. Daniels

Doris Irene T. Daniels

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named MORRIS J. DANIELS AND WIFE, DORIS IRENE T. DANIELS

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 Nashville, Tennessee, this 20th day of August, 19 56

Commission expires May 14, 1960.

Notary Public, State-At-Large.

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