K 2592

For and in consideration of the sum of $ 10.00 MIOT

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

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Pembroke M. Berry and wife, Clara P. Berry,

have bargained and sold, and by these presents do transfer and convey unto the said Gordon C. Caudill and wife, Lola P. Caudill, 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. 2 on the unrecorded Map of T. C. Brady's Subdivision of the north-east part of Lot No. 23 of the C. C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, and described according to a copy of a survey thereof by John M. Sullivan, County Surveyor, June, 1946, as follows:
BEGINNING at a point in the easterly margin of Osceola Avenue at the corner of Lots 1 and 2, said point being 874.5 feet south of the south margin of Burgie Street; thence with the line between said lots north 79½° east 201 feet to a point; thence south 5° east 60 feet to the corner of Lots 2 and 3; thence with the line between said lots, south 79¼° west 201 feet to the east margin of Osceola Avenue; thence with the margin of the same north 5° west 60 feet to the point of beginning.

Being the same property conveyed to Pembroke M. Berry and wife, Clara P. Berry, by deed from T. C. Brady and wife, of record in Book 1557, page 529, 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 Gordon C. Caudill and wife, Lola P. Caudill, their heirs and assigns, forever.

And we do covenant with the said grantees 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 24 day of August, 1956.

Pembroke M. Berry

Clara P. Berry

STATE OF TENNESSEE
DAVIDSON COUNTY
Virginia
COUNTY OF Arlington

Personally appeared before me, ROSWELL P. WALDO, a Notary Public in and for said County and State, the within named Pembroke M. Berry and wife, Clara P. Berry

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 Virginia this 24 day of August, 1956.

Commission expires January 27, 1960

Notary Public

Notary Public, Arlington County, Va.
My Commission Expires January 27, 1960

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 28 day of AUG A.D. 1956 at 11:35 o'clock
Noted in Book 86 Page 679
Recording Fee $2.00
JAMES P. WILSON, Register
By
Dep. Reg.

24 WARRANTY DEED
G-11981 dh
FROM
PEMBROKE M. BERRY ET UX
14926
TO
GORDON C. CAUDILL ET UX

G 160