K 2593

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($27,500.00)- - - - - - - - - - - - - - - - - -

TWENTY-SEVEN THOUSAND FIVE HUNDRED & NO/100- - - - - - - - - - - - - - - -DOLLARS

CASH in hand paid by Howard Leroy Austin and wife, Charlotte H. Austin,

We, Robert B. Templeton and wife, Mignon G. Templeton,

_____ have bargained and sold, and by these presents do transfer and convey unto the said HOWARD LEROY AUSTIN AND WIFE, CHARLOTTE H. AUSTIN,

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 7th Civil District of Davidson County, Tennessee, being Lot No. 44 on the Plan of the Henry Sperry Subdivision, as of record in Book 974, page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 136 feet 2 inches on the southerly side of Sperry Avenue and runs back 200 feet on the easterly line and 200 feet 5 inches on the westerly line, with the easterly margin of Stokes Avenue to the northerly line of Lot No. 23, measuring 123 feet 6 inches thereon.

Being the same property conveyed to Robert B. Templeton and wife, Mignon G. Templeton, by deed from Charles C. Demmer and wife, Harriet Clark Demmer, of record in Book 2019, page 245, Register's Office for Davidson County, Tennessee.

Grantees assume and agree to pay the 1956 Taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Howard Leroy Austin and wife, Charlotte H. Austin, their heirs and assigns, forever.

And we covenant with the said Howard Leroy Austin and wife, Charlotte H. Austin, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And we, Robert B. Templeton and wife, Mignon G. Templeton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard Leroy Austin and wife, Charlotte H. Austin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of September, 1957

Robt B. Templeton

Mignon G. Templeton



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