K 2593

WARRANTY DEED — 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 Philip V. Daugherty and wife, Rosemary Daugherty, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Frances B. Grimes and husband, James B. Grimes

have bargained and sold, and by these presents do transfer and convey unto the said

- - - - Philip V. Daugherty and wife, Rosemary Daugherty, their

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

Being part of lot No. 3 on the Plan of Samuel Watkins' Farm Lands, as of record in Book 57, page 16, Register's Office for said County, described as follows:
Beginning on the southerly margin of Woodmont Avenue at the northeast corner of Lot No. 15 of Block No. 4 on the Plan of Woodmont Estates, as of record in book 974, page 29, Register's Office for said County; thence with the easterly line of lots Nos. 15, 13 and 12, south 7° 15' west 546 feet to a corner of lot No. 11; thence with the northerly line of lots Nos. 11 and 17, south 82° 30' east 287 feet; thence north 7° 15' east 546 feet to the southerly margin of Woodmont Avenue; thence with said Avenue westwardly 287 feet to the beginning.
Being part of the property conveyed to Frances B. Grimes and husband, James B. Grimes, by deed from Third National Bank in Nashville, Trustee, dated November 10, 1936, filed November 17, 1936, and recorded in Book 1001, page 415, and by deed from Frances B. Grimes, dated July 15, 1955, filed July 27, 1955, and recorded in Book 2401, page 589, both Register's Office.

This conveyance is made subject to the following:
Restrictive covenants contained in deed from the Third National Bank in Nashville, Trustee, to Frances B. Grimes, date November 10, 1936, filed November 17, 1936, and recorded in Book 1001, page 415, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip V. Daugherty and wife, Rosemary Daugherty, their

heirs and assigns, forever.

And we do covenant with the said Philip V. Daugherty and wife, Rosemary Daugherty 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 for 1955 taxes which the grantees assume & agree to pay, same having been prorated thereto, and we
And We, Frances B. Grimes and husband, James B. Grimes
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Philip V. Daugherty and wife, Rosemary Daugherty,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of September, 1955.

Frances B. Grimes

James B. Grimes

STATE OF TENNESSEE)
Davidson County )

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible] 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 4th day of September, 1955.

My commission expires 7-[illegible]

Notary Public

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