BK 2594

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

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

and other good and valuable considerations, cash in hand paid to the undersigned, Andrew Ewing, Trustee, by Max Komisar and wife, Dorothy M. Komisar, receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said Max Komisar and wife, Dorothy M. Komisar

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. 20 and Lot No. 22 on the Plan of Chickering Valley, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County.

Said Lot No. 20 fronts 229.7 feet on the southwesterly side of Chickering Lane and runs back between lines, 561.6 feet on the southeasterly line and 562 feet on the northwesterly line to a point, and being triangular in shape.

Said Lot No. 22 fronts 183 feet on the southwesterly side of Chickering Lane and runs back between lines, 722.7 feet on the southeasterly line and 832.3 feet on the northwesterly line, to a dead line in the rear on which it measures 138.7 feet.

Being part of the property conveyed to Andrew Ewing, Trustee, by deed from Timothy C. Martin, et als, of record in Book 2445, page 220, said Register's Office.

This conveyance subject to plan and easements of record in Book 2331, pages 121, 122 and 123 and restrictions of record in Book 2542, page 25, 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 Max Komisar and wife, Dorothy M. Komisar their **heirs and assigns, forever.**

And I **do covenant with the said** Max Komisar and wife, Dorothy M. Komisar **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except taxes for 1956 which have been pro rated and payment thereof assumed by the grantor herein.

And I, Andrew Ewing, Trustee **do further covenant and bind** myself, my successors and assigns ~~heirs and representatives~~, **to warrant and forever defend the title to the said land to the said** Max Komisar and wife, Dorothy M. Komisar, their **heirs and assigns against the lawful claims of all persons, whomsoever.,** insofar as I, as Trustee, am authorized so to do, but not otherwise.

Witness my **hand** **this** 24 **day of** August, **19**56.

Andrew Ewing, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville **this** 24 **day of** August **19**56

Commission expires October 30, 1955

[illegible] B. Overton
Notary Public

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