K 2594

WARRANTY DEED — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN and no/100 DOLLARS ($10.00),

Cash in hand and other good and valuable considerations paid to us by the purchaser, the receipt of which is hereby acknowledged and in addition, the purchaser assumes the unpaid balance of $7300.00 on a first mortgage indebtedness as shown of record in Book 2353, page 221, Register's office for Davidson County, Tennessee.

John S. Long and wife Lena Reeser Long

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alfred Smith Ladd and wife Dorothy C. Ladd

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, of Block D, on the Plan of Berry Hill Garden's Subdivision as of record in Plan Book 1130, page 35, Register's Office for said County.

Said Lot No. 21 fronts 77 feet on the westerly side of Columbine Place, and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to John S. Long and wife Lena Reeser Long by deed from Eugene B. Smith and wife Patricia T. Smith, as of record in Book 2332, page 101, R. O. D. Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as above shown.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 14 day of Sept., 1956.

John S. Long

Lena Reeser Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named John S. Long and wife Lena Reeser Long, 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, the 14 day of Sept., 1956.

[illegible]
Notary Public

My commission expires: 21 Day of June 1959

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