K 2595

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -($10.00) - - - - - - - - - - - - DOLLARS

Cash in hand paid by E. C. Duke and wife, Matilou B. Duke, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Mary M. Davis and Imogene Gillespie,

have bargained and sold, and by these presents do transfer and convey unto the said E. C. Duke and wife, Matilou B. Duke,

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

Being the Easterly 72 feet of the Westerly 180.8 feet of Lot No. 1517, Block 200, Plan of Extension of Plan No. 1, West Nashville, as of record in Book 57, page 173, R.O.D.C.

Beginning at a stake in the Northerly margin of Morrow Road, said stake being located S. 59°30' E. 108.8 feet from an iron pin at the intersection of the Northerly margin of Morrow Road and the Southerly margin of a 25 foot alley, being the common corner of Lot 1517, running thence N. 26°E. 74.3 feet to a stake in the Southerly margin of a 25 foot alley, said stake being located N. 85° E. 123.3 feet from the Westerly corner of Lot 1517, running thence with the Southerly margin of said 25 foot alley N. 85° E. 74 feet to a stake, said stake being located S. 85° W. 11 feet from the common corner of Lots 1515 and 1517, running thence S. 22° W. 121.8 feet to a stake in the Northerly margin of Morrow Road, said stake being located N. 59°30' W. 67 feet from an iron pin at the intersection of the Northerly margin of Kentucky Avenue and Morrow Road, running thence N. 59°30' W. with the northerly margin of Morrow Road, 72 feet to the point of beginning. All in accordance with Survey and Plat by Norris H. Hickerson, Surveyor, dated Sept. 4, 1953. Being the same property conveyed to Imogene Gillespie and Mary M. Davis, by deed from E. C. Duke and wife, Matilou B. Duke, of record in Book _____, Page _____, R.O.D.C., Tennessee.

Mary M. Davis Rose and Mary M. Davis are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. C. Duke and wife, Matilou B. Duke, their heirs and assigns, forever.

And We do covenant with the said E. C. Duke and wife, Matilou B. Duke, 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.

And We, Mary M. Davis and Imogene Gillespie, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E.C. Duke and wife, Matilou B. Duke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of December, 1954

Mary M. Davis Rose
Mary M. Davis
x Imogene Gillespie
Imogene Gillespie

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