K 2595

WARRANTY DEED S. E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THOMAS LEE ANDERSON and wife, MADGE J. ANDERSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT DODSON EUBANK and wife, OVIE CRYSTAL GOFE EUBANK,

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 part of Lot No. 12 on the Map of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, described as follows:

Beginning on the easterly margin of 9th Avenue South at the southwest corner of the property conveyed to George W. Forehand by deed from E. A. Shelby and wife, of record in Book 1389, page 351, said Register's Office; thence with said Forehand's southern boundery line eastwardly 72 feet, more or less, to a point in the westerly line of Lot No. 11 on said Plan; thence with the line between Lots Nos. 11 and 12 southwardly 50.3 feet; thence westwardly 79.6 feet to the easterly margin of 9th Avenue South; thence with same northwardly 64.3 feet to the beginning.

Being the same property conveyed to Thomas Lee Anderson and wife, Madge J. Anderson, by deed from Mary Sneed Jones, of record in Book 1880, page 64, said Register's Office.

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.

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 26 day of September, 1956.

Thomas Lee Anderson

Madge J. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Easley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Lee Anderson and Madge J. Anderson, the 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, the 26th day of Sept. 1956.

Sarah Easley
Notary Public

My commission expires: 4-21-59

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