K 2595

For and in consideration of the sum of $ 10.00 - - - -

- - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by John M. Taylor and wife, Lena Mai Taylor and Mrs. Leon H. Geny, Jr. and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged,

We, Frank A. Brady and wife, Ethel White Brady have bargained and sold, and by these presents do transfer and convey unto the said - - - - John M. Taylor and wife, Lena Mai Taylor and Mrs. Leon H. Geny, Jr. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 90 feet of Lot No. 20 and the West 30 feet of Lot No. 19 on the Map of Evergreen Heights, Part 1, as of record in Book 1130, page 19, RODC, Tennessee. Said parts of said lots adjoin and front together 120 feet on the northerly side of Hobbs Road and runs back between parallel lines 250 feet to a dead line. Being the same property conveyed to Frank A. Brady and wife, Ethel White Brady, by deed from Howard Rubby Hudson and wife, as of record in Book 1968, page 329, RODC, Tenn.

This conveyance is made subject to the following:

Restrictions recorded prior to Feb. 15, 1950, in Book 1149, page 585, in Book 1049, page 546, and in Book 1333, page 139.

The plan of record in Book 1130, page 19, shows a 100 foot set-back line from Hobbs Road and a 10 foot easement along the rear of the lot for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John M. Taylor and wife, Lena Mai Taylor and Mrs. Leon H. Geny, Jr., their heirs and assigns, forever.

And we do covenant with the said John M. Taylor and wife, Lena Mai Taylor and Mrs. Leon H. Geny, Jr. 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 1956 taxes which the grantees assume & agree to pay, same having been prorated as of 10-25-56.

And We, Frank A. Brady and wife, Ethel White Brady do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Taylor and wife, Lena Mai Taylor and Mrs. Leon H. Geny, Jr. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25 day of September, 1956.

Frank A. Brady

Ethel White Brady

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos. Jos. Wilkes, a Notary Public in and for said County and State, the within named FRANK A. BRADY AND ETHEL WHITE BRADY

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 25 day of September, 1956

Commission expires 7-22-58

Thos. Jos. Wilkes
Notary Public

25 Fee T.T.Co. 0-11977 WB Cuddihy

WARRANTY DEED

FROM FRANK A. BRADY ET UX

17847

TO JOHN M. TAYLOR ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 27 day of SEP A.D. 1956 at 8:30 o'clock A M

Noted in Book 86 Page 212

Recording Fee $2.25

JAMES P. WILSON, Register

By M S Pursley D.C.




G 431