K 2596

DO NOT PUBLISH

WARRANTY DEED — Form 101 — Published by Tennessee Title Company

For and in consideration of the sum of $ 28,500.00

Twenty-Eight Thousand Five Hundred and No/100 - - - - - - - - DOLLARS

cash in hand paid by Wilfred A. Fischer and wife, Tomye H. Fischer, the receipt of which is hereby acknowledged,

I, Bertha W. Harding, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Wilfred A. Fischer and wife, Tomye H. Fischer,

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. 80 and the south part of Lot No. 81 on the Map of Brookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described according to a copy of a survey thereof made by T. R. Sanford, July 9, 1954, as follows:

BEGINNING at a point in the westerly margin of Crestridge Drive at an iron pin at the corner of Lots No. 79 and 80; thence with the line between said lots, northwesterly 381.4 feet to an iron pin in the south line of the property of Mary F. Caldwell; thence with her south line, North 81 degrees 28 minutes East 335 feet to an iron pin; and North 79 degrees 30 minutes East 50.1 feet to an iron pin, a corner of Lots No. 80 and 81; thence along Caldwell's east line and along the west line of Lot No. 81, North 9 degrees 36 minutes West 60 feet to an iron pin being the southwest corner of a part of Lot No. 81 that was conveyed to Mary F. Caldwell by deed from Bertha W. Harding, of record in Book 2339, page 235, continuing with said Caldwell's south line, North 80 degrees 24 minutes East 115 feet to an iron pin in the west margin of Crestridge Drive; thence with the margin of the same, southerly around a slight curve, 115.89 feet to an iron pin at the corner of Lots No. 80 and 81 and continuing with the margin of Crestridge Drive, southwesterly 249.86 feet to the point of beginning.

Being the same property conveyed to BERTHA W. HARDING, by deed from Woodhaven Homes, Incorporated, as of record in Book 2334, page 197; 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 said Wilfred A. Fischer and wife, Tomye H. Fischer, their heirs and assigns, forever.

And I do covenant with the said Wilfred A. Fischer and wife, Tomye H. Fischer, 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 for 1956 taxes, which have been prorated and assumed by the grantees herein.

And I, Bertha W. Harding, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Wilfred A. Fischer and wife, Tomye H. Fischer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of October, 1956.

Bertha W. Harding
Bertha W. Harding

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jefferds, a Notary Public in and for said County and State, the within named Bertha W. Harding, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1956.

JNO. C. JEFFERDS NOTARY PUBLIC DAVIDSON CO. TENN.

My commission expires May 24, 1960

Jno. C. Jefferds, Notary Public, State-At-Large.

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