K 2598

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a note secured by deed of trust executed by Robert L. Manners and wife, to Bruce R. Robertson, Jr., Trustee, of record in Book 2360, page 19, R.O.D.C., Tennessee, to securing The Prudential Insurance Company of America, the original principal sum of $9,800.00, we, Robert L. Manners and wife, Janet M. Manners

have bargained and sold, and by these presents do transfer and convey unto the said James Malcolm Cantrell his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Cloverhill, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Beginning at a point on the northerly margin of Emery Drive, at the corner of Lots 294 and 337; thence with the line between said lots, northeastwardly 95 feet to a corner of Lot 295; thence with the line between lots 294 and 295, northwestwardly 100 feet to a point on the southeasterly margin of Leatherwood Drive; thence with the margin of said Drive, southwestwardly 136.89 feet to the beginning of a curve; thence along said curve, southeastwardly 31.77 feet to a point on the northerly margin of Emery Drive; thence with the margin of said Drive, eastwardly 95.82 feet to the beginning.

Being the same property conveyed to Robert L. Manners and wife, Janet M. Manners, by deed from M. C. Butts and wife, of record in Book 2336, page 401, 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 James Malcolm Cantrell his heirs and assigns, forever.

And we do covenant with the said James Malcolm Cantrell 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 as set out herein.

And we, Robert L. Manners and wife, Janet M. Manners do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Malcolm Cantrell his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of October, 1956

Robert L. Manners

Janet M. Manners

STATE OF TENNESSEE

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