K 2599

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Five Hundred and No/100 ---------- ----------$14,500.00 ----------**DOLLARS**

Cash in hand paid by Aubrey D. Mitchell and wife, Lois Mitchell, the receipt of which is hereby acknowledged, we,

Joe Lucarini and wife, Ethel Lucarini

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Aubrey D. Mitchell and wife, Lois Mitchell

their **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. 12 on the Plan of Part 1, Oakland Acres Subdivision, as of record in Book 1424, page 53, Register's Office for said County.

Said Lot No. 12 is described as beginning at a point in the southerly margin of Due West Avenue, the common corner of Lots 11 and 12; thence with the line between said lots, southerly 357.5 feet to a point; thence easterly 90.6 feet to the westerly margin of a 50-foot unnamed street shown on said plan; thence with the margin of said street, north 19°07' east 117.7 feet to a point, and continuing with the margin of said street northerly, along a slight curve, 154.9 feet to a point, and continuing with the same, north 1° 20' east 70.6 feet to the beginning of a curve; thence along said curve, northwesterly 39.7 feet to the southerly margin of Due West Avenue; thence with the margin of said Avenue westerly 125 feet to the beginning.

Being the same property conveyed to Joe Lucarini and wife, Ethel Lucarini, by deed from Tom F. Jones and wife, as of record in Book 2018, page 637, 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 Aubrey D. Mitchell and wife, Lois Mitchell their **heirs and assigns, forever.**

And we **do covenant with the said** Aubrey D. Mitchell and wife, Lois Mitchell **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, Joe Lucarini and wife, Ethel Lucarini **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Aubrey D. Mitchell and wife, Lois Mitchell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 23rd **day of** October, 1956

Joe Lucarini

Ethel Lucarini

STATE OF TENNESSEE,
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within bargainor** Joe Lucarini and wife, Ethel Lucarini **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 office, this 23rd **day of** October, 1956

Commission expires February 24, 1957

A. M. Tenison
Notary Public

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