K 2638

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Ben M. Edmondson, Jr., and wife, Amy M. Edmondson,

have bargained and sold, and by these presents do transfer and convey unto the said Bobby Thomas Jenkins and wife, Evelyn C. Jenkins, 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. 37 on the Map of Highland View Subdivision, of record in book 1424, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Milton Drive, formerly Warrenton Place, at the corner of lots Nos. 37 and 38; thence with the line between said lots northerly 138.8 feet to the corner of lots Nos. 36 and 37; thence with the line between said lots easterly 149.1 feet to the west margin of Milton Drive; thence with the margin of the same as follows: southerly 55 feet; southwesterly around a curve 106.6 feet and westerly 57.6 feet to the beginning.

Being the same real property conveyed to Ben M. Edmondson, Jr., and wife, Amy M. Edmondson, by deed from General Homes, Inc., dated August 1, 1948, filed August 10, 1948, and recorded in book 1634, page 331, said Register's office.

This conveyance is made subject to restrictions of record in book 1558, page 354, Register's Office, Davidson County, Tennessee, and a ten-foot easement for public utility purposes along westerly line of premises, building setback line from Milton Drive and conditions of owners certificate, as shown on plan in book 1424, page 39, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby Thomas Jenkins and wife, Evelyn C. Jenkins, their **heirs and assigns, forever.**

And we **do covenant with the said** Bobby Thomas Jenkins and wife, Evelyn C. Jenkins **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, Ben M. Edmondson, Jr., and wife, Amy M. Edmondson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bobby Thomas Jenkins and wife, Evelyn C. Jenkins, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 15th **day of** February, **19** 57

Ben M. Edmondson

Amy M Edmondson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, **a Notary Public in and for said County and State, the within named** Ben M. Edmondson, Jr., and Amy M. Edmondson

the bargainor, 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 15th **day of** February, **19** 57

HUGH J. BRADLEY NOTARY PUBLIC DAVIDSON COUNTY

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

PG 323