BK 2647

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES C. LUNA AND WIFE, WINIFRED W. LUNA, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES P. DICKENS AND WIFE, LOUISE F. DICKENS 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. 137 on the Map of Eva-Mor Heights, Sec. II, of record in Book 1835, page 30, Register's Office for said County, described as follows:
BEGINNING at a point in the south margin of Ridgeway Drive, corner of Lots No. 136 and 137; thence with the line between said lots, southerly 107.18 feet to the corner of Lot No. 138; thence with the line between Lots No. 137 and 138, easterly 105 feet to the west margin of Rachel Road; thence with the margin of the same, northerly 57.87 feet to a point; thence continuing with the margin of said Road, around a slight curve northerly 76.15 feet to a point; thence continuing with the margin of said Road, northerly 7.78 feet to the beginning of a curve; thence around said curve, westerly 39.15 feet to a point in the south margin of Ridgeway Drive; thence with the margin of the same, westerly 84.12 feet to the beginning.
Being the same property conveyed to JAMES C. LUNA AND WIFE, WINIFRED W. LUNA, by deed from Douglas H. Vaughn and wife, of record in Book 2084, page 155; said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1787, page 281, and in Book 1876, page 544, 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 CHARLES P. DICKENS AND WIFE, LOUISE F. DICKENS their heirs and assigns, forever.

And we do covenant with the said CHARLES P. DICKENS AND WIFE, LOUISE F. DICKENS 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 by 1957 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of May 19 57

James C. Luna

Winifred W. Luna

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Junius, a Notary Public in and for said County and State, the within named JAMES C. LUNA AND WIFE, WINIFRED W. LUNA the bargainors 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 11th day of May, 19 57.

Commission expires July 14, 1960.

Nancy M. Junius
Notary Public

Warranty Deed

From JAMES C. LUNA ET UX

To CHARLES P. DICKENS ET UX

39268

REGISTER'S OFFICE FOR DAVIDSON CO., TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 15 day of MAY A.D. 1957 at 10:46 o'clock A.M. and recorded in Book 2647 Page 21

Recording Fee $2.00

JAMES R. WILSON, Register

By [signature] Dep. Reg.

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