K 2649

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $7,775.00----------

SEVEN THOUSAND SEVEN HUNDRED SEVENTY FIVE DOLLARS AND NO/100---------- DOLLARS
Of which Nine Hundred Ninety Eight Dollars and 57/100 has been paid in cash by M. J. Dineglio and wife, Katherine T. Dineglio, the receipt of which is hereby acknowledged, and the assumption of the balance of a G. I. Loan now on the property in the amount of Six thousand seven Hundred Seventy Six dollars and 43/100($6776.43) held by the Nashville Bank and Trust Co., Recorded in Book 2181, Page 595, R.O.D.C.

I, THOMAS N. BLANKENBAKER, a widower have bargained and sold, and by these presents do transfer and convey unto the said M. J. Dineglio and wife, Katherine T. Dineglio Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, known as part of Tract No. 3 on the Map of the J. D. Brown Farm, not of record, described according to a copy of a survey thereof made by T. R. Sanford, Surveyor, April 10, 1953, as Follows:

Beginning at a point on the easterly margin of Old Hickory Boulevard, at an iron pin which is 690 feet north of the northerly margin of Charlotte Pike; thence, south 89° 50' east 295 feet to an iron pin which is 324.5 feet northwest from the westerly margin of Charlotte Pike; thence north 22° 31' East 210.4 feet to an iron pin; thence north 88°59' 375 feet to an iron pin in the east margin of Old Hickory Boulevard; thence with the margin of the same south 0° 10' west 200 feet to the beginning.

Being the same property conveyed to Thomas N. Blankenbaker and wife, Evelyn Lester Blanknebaker, by deed from William H. Manor and wife, Eunice Dotson Manor, of record in Book 2200, page 277, 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 M. J. Dineglio and wife, Katherine T. Dineglio their heirs and assigns, forever.

And I do covenant with the said M. J. Dineglio and wife, Katherine T. Dineglio 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 herein Mentioned.

And I, Thomas N. Blankenbaker, a widower do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said M. J. Dineglio and wife, Katherine T. Dineglio their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 3rd day of June, 19 57

Thomas N. Blankenbaker

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