K 2649

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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, and the further consideration that the grantee herein assume and agree to pay the remaining unpaid balance of a note dated August 8, 1956, executed by the grantors herein, payable to The Prudential Insurance Company of America, for the original sum of $12,000.00, with interest at 5% per annum, both principal and interest payable $79.20 monthly, and secured by Deed of Trust of record in Book 2561, page 143, Register's Office for Davidson County, Tennessee,

we, J. M. ESCUE AND WIFE, MABEL F. ESCUE,

have bargained and sold, and by these presents do transfer and convey unto the said

BEN A. TANKSLEY, JR. AND WIFE, HELEN E. TANKSLEY

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. 16 on the Plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County, and described as follows:
BEGINNING at a point in the northerly margin of Milesdale Drive at the corner of Lots No. 16 and 17; thence with the line between said lots, northerly 151.6 feet to a point; thence westerly 179.3 feet to the east margin of Milesdale Drive; thence with the margin of the same, as follows: southeasterly 39.4 feet to a point; southeasterly around a curve, 156.4 feet to a point and southeasterly 41.7 feet to the point of beginning.
Being the same property conveyed to J. M. ESCUE AND WIFE, MABEL F. ESCUE, by deed from Karl E. Haury et al, of record in Book 2590, page 109, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2535, page 285, 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 BEN A. TANKSLEY, JR. AND WIFE, HELEN E. TANKSLEY their heirs and assigns, forever.

And we do covenant with the said BEN A. TANKSLEY, JR. AND WIFE, HELEN E. TANKSLEY 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 as hereinabove set out.

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 29th day of May, 19 57.

J. M. Escue

Mabel F. Escue

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named J. M. ESCUE AND WIFE, MABEL F. ESCUE

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 6th day of June, 19 57

Jno. C. Jeffords
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires May 24th 1960

Jno. C Jeffords Notary Public State at Large

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