K 2649

For and in consideration of the sum of TEN AND NO/100 ***

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. VAUGHN CARUS and wife, ORPHELIA M. CARUS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

H. C. DANIELS and wife, MEREDITH N. DANIELS, *****

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 121 on the Plan of Sunset View, Section I, of record in Book 2331, pages 100 and 101, Register's Office for said County.

Said Lot No. 121 is situated on the southwesterly corner of the intersection of Dundee Lane and Donna Drive, fronting 125 feet on the southerly margin of Dundee Lane and 157.6 feet on the westerly margin of Donna Drive, said frontages being joined by a curve having a length of 32.43 feet and a radius of 20 feet; the said lot extends back 136.5 feet on its westerly line and 121.7 feet on its southerly line.

Being the same property conveyed to F. Vaughn Carus and wife, Orphelia M. Carus, by deed from Joseph M. Clinard, Jr., unmarried, of record in Book 2633, page 303, said Register's Office.

This conveyance made subject to restrictions of record in Book 2492, pages 307 and 631, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of June, 1957

F. Vaughn Carus

Orphelia M. Carus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. Vaughn Carus and wife, Orphelia M. Carus, 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 Nashville this, the 8th day of June, 1957

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1958.

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES JULY 26, 1958

Mercer Realty Co., Inc.

WARRANTY DEED
MCB&F

From
F. VAUGHN CARUS ET UX

To
H. C. DANIELS ET UX

41641

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JUNE A.D. 1957 at 11:55 o'clock A M.
Noted in Book 38 Page 173
Recording Fee $2.00
JAMES P. WILSON, Register
By J. B. Wilson Dpt. Reg.

P G 563