K 2651

For and in consideration of the sum of Ten and 00/100- DOLLARS ($ 10.00),

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

FREEMAN B. ROBERTS and wife, ADDIE R. ROBERTS,

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

GEORGIA FLEMING, A WIDOW

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 8th Civil District of Davidson County, Tennessee, being Lot No. 192 on the Plan of Horton Heights, Section "C", as of record in Book 2133, page 69, Register's Office for said County.

Said Lot No. 192 fronts 118 feet on the westerly side of Brook Hollow Road and runs back 336.4 feet on the northerly line and 430.9 feet on the southerly line to a dead line, measuring 151.4 feet thereon.

Being the same real property conveyed to Freeman B. Roberts and wife, Addie R. Roberts, by deed from Leonard Wall, et al, dated July 5, 1955, Addie R. Roberts, by deed from Leonard Wall, et al, dated July 5, 1955, filed July 6, 1955, and recorded in Book 2439, page 423, said Register's Office.

This conveyance subject to restrictive covenants contained in an instrument executed by W. L. Hailey by Tommy Summers, Trustee, dated October 16, 1953, filed October 16, 1953, and recorded in Book 2200, page 490, Register's Office for Davidson County, Tennessee, which instrument is not properly acknowledged for registration.

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. except the 1957 State and County which have been prorated and assumed by the Grantees.

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 17th day of June, 195 7

Freeman B. Roberts
Addie R. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Freeman B. Roberts and wife, Addie R. Roberts, 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 the 17th day of June, 195 7

Leola B. Russell
Notary Public

My commission expires: 2-1-58

WARRANTY DEED
From
Freeman B. Roberts, et ux
To
Georgia Fleming, a widow
MEDLIN REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUN A.D. 1957 at 11:46 o'clock A M.
Noted in Book 88 Page 247
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By J. B. Wilson Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

PG 27