K 2652

For and in consideration of the sum of $10.00
- - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Clarence D. Stilz and wife, Alice S. Stilz, and other good and valuable considerations, receipt of which are hereby acknowledged; We,

JOHN B. PENDLETON and wife, MAGGIE MAI PENDLETON

have bargained and sold, and by these presents do transfer and convey unto the said Clarence D. Stilz and wife, Alice S. Stilz

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. 57 on the Map of Blair Heights, Section Six, of record in Book 2331, page 98, Register's Office for said County.

Said Lot No. 57 fronts 100 feet on the westerly side of Gibson Drive and runs back between lines 324.8 feet on the northerly line and 409.53 feet on the southerly line to a dead line in the rear on which it measures 134.11 feet thereon, said dead line being a broken line.

Being the same property conveyed to John B. Pendleton and wife, Maggie Mai Pendleton, by deed from James W. Blair and wife, as of record in Book 2641, page 563, said Register's Office.

This conveyance subject to plan and easements of record in Book 2331, page 98 and restrictive covenants of record in Book 2490, page 398, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence D. Stilz and wife, Alice S. Stilz their heirs and assigns, forever.

And we do covenant with the said Clarence D. Stilz and wife, Alice S. Stilz 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 taxes for 1957 which are pro rated and assumed by the grantee herein.

And we, John B. Pendleton and wife, Maggie Mai Pendleton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence D. Stilz and wife, Alice S. Stilz their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of July, 19 57

John B Pendleton

Maggie Mai Pendleton

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named John B. Pendleton and wife, Maggie Mai Pendleton 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, Tennessee, this 3rd day of July, 19 57

Commission expires October 29, 1958

Jessie B Overton
Notary Public

TENNESSEE TITLE COMPANY

Published by TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of JUL A.D. 1957 at 2:22 o'clock P.M.
Noted in Book 2652 Page 392
Recording Fee $2.00
JAMES P. WILSON, Register
By

Murphree Mortgage Company

Warranty Deed

From JOHN B. PENDLETON, ETUX

To CLARENCE D. STILZ, ETUX

44285

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