K 2652

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of $10.00----------
Ten----------DOLLARS ($ 10.00),
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

John B. Downey and wife, Miriam E. Downey

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

Ralph Stone and wife, Marie R. Stone

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:

DOCUMENTARY 10 UNITED STATES INTERNAL REVENUE 10 JUL 10

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Being Lot No. 1 on the Plan of Lindawood as of record in Plan Book 2330, page 23, Register's Office for said County.

Said Lot No. 1 fronts 130.22 feet on the westerly margin of Lindawood Drive and runs back between lines measuring 310 feet on the southerly line and 305.52 feet on the northerly line to a dead line in the rear on which it measures 130 feet.

Being part of the same property conveyed to John B. Downey and wife, Miriam E. Downey, by deed from V. E. Patterson and wife, Rosalee N. Patterson, of record in Book 2342, page 455, 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 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 3rd day of July, 1957.

John B. Downey

Miriam E. Downey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Nocklin, a Notary Public in and for the State and County aforesaid, personally appeared the within named John B. Downey and wife, Miriam E. Downey, 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, the 3rd day of July, 1957.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

Mary Nocklin
Notary Public

My commission expires

Ed. Witness Title Co. 44785

WARRANTY DEED

From John B. Downey Et Ux

To Ralph Stone Et Ux

44235

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of JUL A.D. 1957 at 1:31 o'clock P.M.
Noted in Book 2652 Page 421
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By J. P. Wilson D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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