BK 2690

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. V. CARUS, joined by his wife, ORPHELIA M. CARUS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES L. DREADEN and wife, FRANCES H. DREADEN, ***

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 Eighth Civil District of Davidson County, Tennessee, being Lot No. 24 on the Plan of Horton Heights, Section IV, of record in Book 1835, page 129, Register's Office for said County.

Said Lot No. 24 is situated on the southeasterly corner of the intersection of Fleetwood Drive and Russleo Drive, fronting 155 feet on the southeasterly margin of Fleetwood Drive and a total of 176.1 feet on the southwesterly margin of Russleo Drive, said frontages being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot extends back from Russleo Drive 214.2 feet on the southeasterly side, and from Fleetwood Drive 265 feet on the southwesterly side.

Being the same property conveyed to F. V. Carus by deed from Leonard Wall and wife, Ruth Aveline Wall, of record in Book 2640, page 459, said Register's Office.

This conveyance made subject to restrictions of record in Book 2087, page 566, amended in Book 2093, page 49, 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 18th day of July, 1957.

F. V. Carus

Orphelia M. Carus

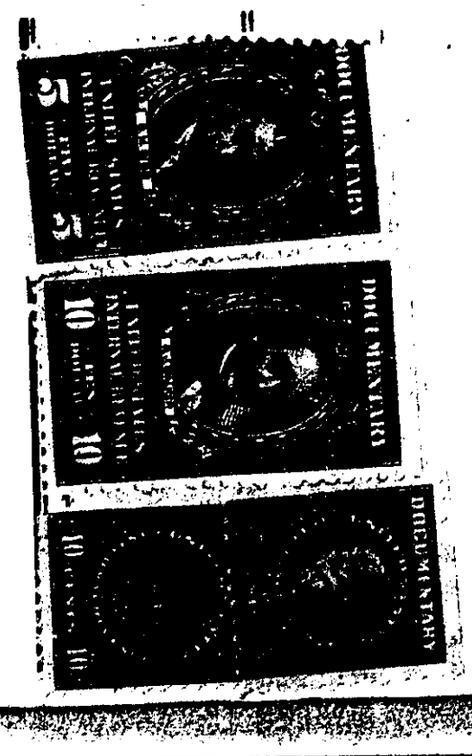
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. V. 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, Tennessee, this, the 18th day of July, 1957.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1958.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JUL A.D. 1957 at 2 o'clock P M
Noted in Book 1 Page 326
Recording Fee $2.80
JAMES P. WILSON, Register
By _____ D.C.

19

WARRANTY DEED
MCB&F
From
F. V. CARUS ET UX
To
JAMES L. DREADEN ET UX
46095

PG 460