BK 2691

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
Ten and no/100 ---------- DOLLARS
Cash in hand paid by William E. Hoyal and wife, Frances V. Hoyal, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Athalie Mae Roach, a single person

have bargained and sold, and by these presents do transfer and convey unto the said William E. Hoyal and wife, Frances V. Hoyal, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

"Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 106 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of Meadow Crest Road at the southwest corner of Lot No. 107 on said plan; thence with the line between said Lots Nos. 106 and 107 eastwardly 179 feet to the northern boundary line of Lot No. 104 on said plan; thence with the line between said Lots Nos. 104 and 106 southwestwardly 53.4 feet to the common corner of Lots Nos. 104, 105 and 106; thence with the line between said lots Nos. 105 and 106 southwestwardly 78 feet and westwardly 66.7 feet to the easterly margin of said Meadow Crest Road; thence with the easterly margin of said Meadow Crest Road northwardly 66 feet to the beginning.
Being part of the property conveyed to Richland Development Company by deed from W. L. Bainbridge, Jr., and wife, of record in Book 2248, page 359, said Register's Office. This conveyance is made subject to Easements, setback line, and restrictions of record in Book 2083, page 72, in Book 2152, page 121, and in Book 2195, page 256, said Register's Office.
Being the same property conveyed to Robert G. Roach and wife, Athalie Mae Roach, by deed from Richland Development Company as of record in Book 2300, page 1, 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 said William E. Hoyal and wife, Frances V. Hoyal, their heirs and assigns, forever.

And I do covenant with the said William E. Hoyal and wife, Frances V. Hoyal that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for a first mortgage in favor of the Prudential Insurance Company of America as of record in ~~xxx~~ Book 2300, page 1, R. O. D. C., which will be assumed by buyers. And I, Athalie Mae Roach, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William E. Hoyal and wife, Frances V. Hoyal, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25 day of July, 1957.

Athalie Mae Roach

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. Victor Barr, Jr., a Notary Public in and for said County and State, the within named Athalie Mae Roach, a single person

the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25 day of July, 1957.

Commission expires October 24, 1959

J. Victor Barr, Jr.
Notary Public

633