K 2694

Book 2[illegible], Page 400

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 350.00

Three hundred fifty and no/100 ********** DOLLARS cash to me in hand ~~paid~~ by D. A. Davidson, the receipt of which is hereby acknowledged, I, Olga Kennaston,

have bargained and sold, and by these presents do transfer and convey unto the said D. A. Davidson

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 112, Tract 13, of an unrecorded plan of a recorded plan in Book 1130, Page 37, R. O. D. C., known as the Anderson Estates.
Said lot begins at a point 336.1 feet from a monument on the northwest corner of Dupont Avenue and McArthur Drive on the westerly margin of McArthur Drive; thence runs westwardly 150 feet between the common lines of Lots Nos. 111 and 112 to a point of the common corners of Lots Nos. 111, 112, 165 and 166; thence northwardly 100 feet between the common lines of Lots Nos. 112 and 165 to a point of the common corners of Lots Nos. 112, 113, 164 and 165; thence eastwardly 150 feet between the common lines of Lots Nos. 112 and 113 to a point on the westerly margin of McArthur Drive; thence southwardly 100 feet along said margin to the point of beginning.
And being the same property conveyed to Olga Kennaston by deed from Ernest F. Tate and wife, Willie Beatrice Tate, as of record in Book 1854, Page 115, R. O. D. C., subject to the conditions and restrictions contained in said deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. A. Davidson his heirs and assigns, forever.

And I do covenant with the said D. A. Davidson 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.

And I, Olga Kennaston do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said D. A. Davidson his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 day of June, 19 52.

Olga Kennaston
J B Kennaston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Olga Kennaston and husband, J. B. Kennaston, the bargainor, 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 18th day of June, 1952.

Commission expires 4/25/54

W. H. Landis
Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
TITLE INSURANCE CORPORATION
Richmond, Virginia
Published by

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 22 day of AUG A.D. 1952 at 12:06 o'clock P.M.
Book [illegible] Page [illegible]
Fee $ 2.50
JAMES [illegible] Register
By [illegible] D.C.

Modern Title
205 McArthur Ave

WARRANTY DEED
FROM
Olga Kennaston
TO
D. A. Davidson

49679

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