K 2695

TENNESSEE TITLE COMPANY

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 the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, A. O. RADFORD AND WIFE, NELL B. RADFORD,

have bargained and sold, and by these presents do transfer and convey unto the said EUNICE SHARPE DUKE, a widow her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being in the 3rd, formerly the 2nd Civil District, of said County, being a part of Lot No. 8 on the Plan of the Real Estate of Jere Bowen, deceased, of record in Plan Book 2, page 134, Chancery Court at Nashville and being partly shown on a copy of a survey thereof made by Blanchard & Parrish, Surveyors, June 6, 1936, and described as follows:
BEGINNING at a point in the west margin of Benson Avenue, as established on the Plan of record in Book 1180, page 70, Register's Office for said County; said point being the northeast corner of the tract being 2.1 acres conveyed to A. O. Radford and wife, of record in Book 999, page 468; thence with the margin of said Avenue, southerly 200 feet to a point; thence westerly 212.75 feet more or less to a point in the west line of said Radford purchase above referred to; thence North 8½° East 158½ feet to a point; thence South 74 3/4° East 218 feet more or less to the point of beginning.
Being part of the property conveyed to A. O. Radford and wife, Nell B. Radford, by deed from Joseph R. West, Clerk and Master, of record in Book 999, page 468, 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 said EUNICE SHARPE DUKE, a widow her heirs and assigns, forever.

And we do covenant with the said EUNICE SHARPE DUKE, a widow 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 by 1957 taxes, which the grantee herein assumes and agrees to pay.
And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of July, 19 57

A. O. Radford

Nell B. Radford

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Henry L King, a Notary Public in and for said County and State, the within named A. O. RADFORD AND WIFE, NELL B. RADFORD

the bargainors, 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 29th day of July, 57

Commission expires MY COMMISSION EXPIRES FEB. 17, 1960

Notary Public

TENNESSEE TITLE COMPANY

PG 137