K 2695

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $7325.00

SEVENTY THREE HUNDRED TWENTY FIVE AND NO/100 - - - - - - - -DOLLARS

cash in hand paid by Roy E. Edmonds and wife, Ethel Imogene Edmonds, the receipt of which is hereby acknowledged.

we, Homer McEwen and wife Ella Mai McEwen have bargained and sold, and by these presents do transfer and convey unto the said Roy E. Edmonds and wife, Ethel Imogene Edmonds their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the south parts of Lots No. 1 and 2 of Block "A", on the Map of Cedarcrest Estates, of record in Book 974, page 15, Register's Office for said County.
Said Parts of said lots adjoin and front together 95.74 feet on the southerly side of Anderson Lane or Thornton Road and run back between lines, 169.9 feet more or less on the easterly line of Lot 2, and 166.5 feet more or less on the westerly side of Lot 1, along the easterly margin of Bixler Avenue to the north line of Lot 5, measuring 95.74 feet thereon.
Included in the above description but excluded therefrom is the strip of land conveyed to Davidson County, Tennessee, by an instrument of record in Book 2545, page 28, said Register's Office.
Being the same property conveyed to Homer McEwen and wife, Ella Mai McEwen, by deed from J. P. Buchanan, Tr. of record in Book 2648, page 412, said Register's Office.

20.02

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy E. Edmonds and wife, Ethel Imogene Edmonds their heirs and assigns, forever.

And we do covenant with the said Roy E. Edmonds and wife, Ethel Imogene Edmonds 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.
Taxes for 1957 have been pro-rated and are to be assumed by the purchaser.

And we, Homer McEwen and wife, Ella Mai McEwen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Roy E. Edmonds and wife, Ethel Imogene Edmonds their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of August, 19 57

Homer McEwen

Ella Mai McEwen

Ella Mai McEwen

PG 423