BK 2696

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, George R. Duke and Mrs. Ann Harris, have assumed and agreed to pay the remaining unpaid balance of two notes: one note dated December 10, 1949, in the original principal amount of $6,500.00, payable to Kimbrough Phillips Company in monthly installments of $34.32 each, including principal and interest, and secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 1794, page 207, Register's Office for Davidson County, Tenn.; the other note dated August 9, 1956, in the original principal sum of $1,641.55, payable to Kimbrough Phillips Company, and secured by a deed of trust to Miller Kimbrough, Trustee, of record in Book 2562, page 49, said Register's Office,

we, Seth S. Sharpe and wife, Evelyn Sharpe, have bargained and sold, and by these presents do transfer and convey unto the said George R. Duke and Mrs. Ann Harris, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 15 on the Map of University Heights, Section 2, as of record in Book 1424, page 122, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the southerly margin of Centennial Boulevard at the beginning of a curve at the intersection of said Boulevard and College Avenue; thence around said curve, southeasterly 33.51 feet to a concrete monument in the westerly margin of College Avenue; thence southerly along the margin of said Avenue, 32.79 feet to a point, the common corner of Lots 14 and 15; thence westerly along the line between said lots, 220 feet to a point; thence northerly 55 feet to a concrete monument in the southerly margin of Centennial Boulevard; thence with the margin of said Boulevard, easterly 197.79 feet to the beginning.

Being the same property conveyed to Seth S. Sharpe and wife, Evelyn Sharpe, by deed from John L. Sherrill and wife, Gladys Sherrill, of record in Book 2590, page 603, 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 George R. Duke and Mrs. Ann Harris, their heirs and assigns, forever.

And we do covenant with the said George R. Duke and Mrs. Ann Harris 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 as set out above and 1957 taxes which are prorated and assumed by grantees.

And we, Seth S. Sharpe and wife, Evelyn Sharpe, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George R. Duke and Mrs. Ann Harris, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of August, 19 57

Seth S. Sharpe

Evelyn Sharpe

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