BK 2696

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Sixteen Thousand and No/100 ---------- $16,000.00 ---------- **DOLLARS**

Cash in hand paid by Thomas E. Hanvey and wife, Vivian Wilson Hanvey, the receipt of which is hereby acknowledged, we,

Robert Lee Meadows, Jr. and wife, Sylvia C. Meadows

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas E. Hanvey and wife, Vivian Wilson Hanvey

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 Lot No. 7 on the Map of Lea-Gran Estates, as of record in Book 2083, page 88, Register's Office for said County. Said Lot No. 7 fronts 115 feet on the north side of Batey Drive and runs back between parallel lines, 178 feet to a dead line.
Being the same property conveyed to Robert Lee Meadows, Jr. and wife, Sylvia C. Meadows, by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 2335, page 536, said Register's Office.

This Deed is executed by Robert Lee Meadows, Jr., by his lawful attorney-in-fact, Sylvia C. Meadows, pursuant to the power and authority vested in her by an instrument of record in Book 2696, page 275, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Hanvey and wife, Vivian Wilson Hanvey their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas E. Hanvey and wife, Vivian Wilson Hanvey **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Robert Lee Meadows, Jr. and wife, Sylvia C. Meadows **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas E. Hanvey and wife, Vivian Wilson Hanvey their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** September, 1957

Robert Lee Meadows, Jr.
by Sylvia C. Meadows
attorney-in-fact
Sylvia C. Meadows

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann M. Tenison, **a Notary Public in and for said County and State,** the within named Sylvia C. Meadows

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 office, this 10th **day of** September, 1957

Commission expires ... 1961

Ann Tenison
Notary Public

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