BK 2696

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($ 10.00),

Cash in hand paid by WILLIAM ROBERT TAYLOR and wife, ALPHA H. TAYLOR, and other good and valuable considerations, receipt of which is hereby acknowledged, and for further considerations of the assumption by WILLIAM ROBERT TAYLOR and wife, ALPHA H. TAYLOR of the balance of an indebtedness owing The Life & Casualty Insurance Company of Tennessee, under the terms of a deed of trust executed by Robert E. Muse and wife, Gladys L. Muse, to Thomas H. Malone, III, Trustee, of record in Book 2354, page 279, Register's Office for Davidson County, Tennessee.

ROBERT E. MUSE and wife, GLADYS L. MUSE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM ROBERT TYALOR and wife, ALPHA H. TAYLOR,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 61 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Kipling Drive, the common corner of Lots 60 and 61; thence with the line between said lots, northerly 174.7 feet to a point; thence easterly 90 feet to the westerly margin of Goodbar Drive; thence with the margin of the same, southerly 154.5 feet to the beginning of a curve; thence with said curve, southwestwardly 31.42 feet to a point in the northerly margin of Kipling Drive; thence with the margin of said Drive, westerly 70 feet to the point of beginning.

Being the same property conveyed to Robert E. Muse and wife, Gladys L. Muse by deed from Marion A. Thrower and wife, Helen H. Thrower, of record in Book 2332, page 543, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 6th day of August, 1957

Gladys L. Muse
Robert E. Muse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Malcolm L. Barrett, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert E. Muse and wife, Gladys L. Muse the bargainor(s) 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, the 6th day of August, 1957

Malcolm L. Barrett
Notary Public

My commission expires: May 2, 1959

PG 617