BK 2697

WARRANTY DEED

For and in consideration of the sum of $10.00

- - - Ten and No/100 - - - **DOLLARS**

cash in hand paid by J. Thomas Bryan and wife, Margaret F. Bryan, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, John E. Bouchard, Jr., and wife, Margaret Williams Bouchard,

have bargained and sold, and by these presents do transfer and convey unto the said J. Thomas Bryan and wife, Margaret F. Bryan,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being part of Lot No. 4 on the Plan of Hillsboro Heights, not of record, and described as follows:
Beginning at the southwest corner of Golf Club Road and 23rd Avenue South; thence with the southerly margin of said road, westwardly 210 feet to the center of an osage hedge, said point being 65 feet east of the dividing line between Lots 4 and 5; thence with the center of said hedge southwardly 346 feet to the northerly line of Lot No. 16, at a point 80 feet east of the common corner of Lots Nos. 4, 5, 15 and 16; thence with the line between Lots Nos. 4 and 16 eastwardly 195 feet to the westerly margin of 23rd Avenue South; thence with said Avenue northwardly 346 feet to the beginning.

Being the same property conveyed to John E. Bouchard, Jr., and wife, Margaret Williams Bouchard, by deed from Eleanor Flautt Roberts, a widow, of record in Book 2137, page 9, 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 J. Thomas Bryan and wife, Margaret F. Bryan, their heirs and assigns, forever.

And we do covenant with the said J. Thomas Bryan and wife, Margaret F. Bryan, 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 for 1957 taxes, which have been prorated and assumed by the grantees.

And we, John E. Bouchard, Jr., and wife, Margaret Williams Bouchard, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Thomas Bryan and wife, Margaret F. Bryan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of September 1957

John E Bouchard, Jr.

Margaret Williams Bouchard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Glendon M. Fisher, Jr., a Notary Public in and for said County and State, the within named John E. Bouchard, Jr., and wife, Margaret Williams Bouchard,

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 office, this 19th day of September 1957

Commission expires 9-3-59

Glendon M. Fisher, Jr.
Notary Public

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