K 2698

For and in consideration of the sum of Two Hundred Fifty and No/100 - ($250.00) - - - - - - - - - - - - - - - - - - DOLLARS cash, paid by Mary R. Farley and Ruby L. Luna, the receipt of which is hereby acknowledged,

We, Norman H. Borden and wife, Emilie Curran Borden,

have bargained and sold, and by these presents do transfer and convey unto the said Mary R. Farley and Ruby L. Luna, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 10 feet of lot No. 14 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in book 843, page 7, Register's Office for said County.
Said part of lot No. 14 fronts 10 feet on the easterly side of Argle Avenue and extends back between parallel lines 220 feet to a dead line.
Being part of the real property conveyed to Norman H. Borden and wife, Emilie Curran Borden, by deed from R. M. Eller and wife, of record in book 2137, page 153, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed from Guaranty Mortgage and Loan Company to L. E. Overstreet, of record in book 1338, page 65, 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 Mary R. Farley and Ruby L. Luna, their heirs and assigns, forever.

And we do covenant with the said Mary R. Farley and Ruby L. Luna 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 taxes for 1957 to be paid by grantors.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary R. Farley and Ruby L. Luna, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of July, 1957

X Norman H. Borden

Emilie Curran Borden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ben D Cunningham, a Notary Public in and for said County and State, the within named Norman H. Borden and wife, Emilie Curran Borden, the bargainors, 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 2 day of August, 1957

Ben D Cunningham
Notary Public

Commission expires:

WARRANTY DEED

FROM

Norman H. Borden, et ux

TO

Mary R. Farley and Ruby L. Luna

32865

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REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of SEP A.D. 1957 at 10:45 o'clock A M
Noted in Book 8 Page 70 N
Recorded in Book Page
Recording Fee $2.40
JAMES P. WILSON, Register
By Deputy

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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