BK 2700

WARRANTY DEED — READY E. FIELD, JR., FORM — **NASHVILLE TITLE COMPANY**

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

Cash in hand paid and other good and valuable considerations including the agreement on the part of the grantees to assume and pay the balance owing on a certain deed of trust executed by John R.Swindell and wife Eleanor Swindell, to Herschel Greer, Trustee, of record in Book 2h1h, page h47, Register's Office for Davidson County,Tennessee. Receipt of above considerations hereby acknowledged, we, G.F.Bess and wife, Hattie T. Bess,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
OWEN A. CASEY AND WIFE, SARA E.CASEY

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.70 on the Plan of Laurel Acres, of record in Book 2133,page 48, Register's Office for said County. Beginningat a point on the westerly side of Nashburn Road; thence southerly along the said margin of said Road, 81 feet to a point which is the beginning of a curve with a radius of 25 feet; thence along said curve, 38.6 feet to a point in the north margin of Ennis Road; thence along the northerly margin of said road west 135.1 feet to a point; thence northerly 140 feet to a point; thence easterly 172.1 feet to the point of beginning. This conveyance is made subject to restrictive covenants of record in Book 2150, page 53, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 48, said Register's Office, which shows a 40 foot building setback line from Ennis Road, a 40 foot building setback line from Nashburn Road, and a 10 foot public utilities easement along the rear and north lines.

Being the same property conveyed to G.F.Bess and wife, Hattie T.Bess, by deed from John R.Swindell and wife, Eleanor Swindell, of record in Book , page , Register's Office for Davidson County, Tennessee.

Escrow account and insurance to be transferred to grantees without additional cost.

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, except as above described.

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 1st day of October, 195 7

G. F. Bess
Hattie T Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named G.F.Bess and wife, Hattie T.Bess

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 1 day of October, 1957

My commission expires: 12-2-57

Wayne Hammontree
Notary Public

WARRANTY DEED
From 54941
G.F.BESS AND WIFE, HATTIE T. BESS
To
OWEN A. CASEY AND WIFE,
SARA E. CASEY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of OCT A.D. 1957 at 3:17 o'clock P.M.
Noted in Book 88 Page 298
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By T.B. Wilson D.C. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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