K 2705

For and in consideration of the sum of Ten ($10.00) DOLLARS

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, and love and affection for our son,

We, Percy H. Bledsoe and wife, Nellie P. Bledsoe, have bargained and sold, and by these presents do transfer and convey unto the said Ronald L. Bledsoe, a one-half interest in and to his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 107, Section A, Village of Old Hickory, as shown on revised plan recorded April 22, 1949, in Book 1424, Page 101, in Register's Office for Davidson County, Tennessee; located on northeast corner of the intersection of Richmond Street and Orchard Drive, containing 0.18 acres, more or less;
SUBJECT to and/or reserving one (1) permanent easement 21 feet wide for private road and utilities and two (2) special easements, one (1) 5 feet wide for sewer and one (1) 8 feet wide, more or less, for sewer and water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald L. Bledsoe his heirs and assigns, forever.

And We do covenant with the said Ronald L. Bledsoe 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.

And we, Percy H. Bledsoe and wife, Nellie P. Bledsoe, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Ronald L. Bledsoe his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3 day of December, 19 57

Nellie P. Bledsoe

Percy H. Bledsoe

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos H Patty, a Notary Public in and for said County and State, the within named Percy H. Bledsoe and Nellie P. Bledsoe the bargainer, 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 3 day of December, 19 57

Commission expires 5-10-61

Thos H Patty
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of DEC. A.D. 1957 at 2:30 o'clock P.M.
Noted in Book 2705 Page 215
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WARRANTY DEED
FROM
Percy H. Bledsoe et ux
TO
Ronald L. Bledsoe

60826

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