BK 2708

WARRANTY DEED

For and in consideration of the sum of Nine thousand one hundred twenty-one and 91/100 - ($9,121.91) - - - - - - - - - - - - - - - DOLLARS receipt of which is hereby acknowledged,

We, Calvin H. Kennedy and wife, Mary Durine Kennedy, have bargained and sold, and by these presents do transfer and convey unto the said Gene E. Wilkins and wife, Opal C. Wilkins, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Lot No. 132 on the Plan of Richland Meadows, Section 3, as of record in Book 2083, page 100, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Meadow Crest Road at the northeast corner of Lot No. 131 on said plan; thence with the westerly margin of said Road, northwardly 20.3 feet to a monument at the beginning of a curve with a radius of 20 feet; thence around said curve in a northwesterly direction 18.6 feet to a monument at the beginning of another curve with a radius of 40 feet; thence around said curve in a northwesterly direction 25.7 feet to the southeast corner of Lot No. 133 on said plan; thence with the line between said Lots No. 132 and 133, westwardly 133.2 feet to the southwest corner of said Lot No. 133; thence south 3° 45' west 60 feet to the northwest corner of said Lot No. 131; thence with the line between said Lots No. 131 and 132, eastwardly 148.2 feet to the beginning.

Being the same real property conveyed to Calvin H. Kennedy and wife, Mary Durine Kennedy, by Richland Development Company, Inc., by deed dated April 11, 1955, filed April 21, 1955, and recorded in Book 2396, page 75, said Register's Office.

This conveyance is made subject to the unpaid balance of a note held by The Prudential Insurance Company of America, and secured by a Deed of Trust to R. Bruce Robertson, Jr., Trustee, of record in Book 2389, page 275, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gene E. Wilkins and wife, Opal C. Wilkins, their heirs and assigns, forever.

And we do covenant with the said Gene E. Wilkins and wife, Opal C. Wilkins 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, Calvin H. Kennedy and wife, Mary Durine Kennedy, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gene E. Wilkins and wife, Opal C. Wilkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of December, 19 57

Calvin H. Kennedy

Mary Durine Kennedy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday, Jr., a Notary Public in and for said County and State, the within named Calvin H. Kennedy and wife, Mary Durine Kennedy

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 20th day of December, 1957.

Commission expires October 28, 1961.

B. B. Doubleday, Jr.
Notary Public

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