K 2735

WARRANTY DEED Form 101 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN ($10.00) DOLLARS, cash in hand paid by RICHARD A. MESSICK and wife, SARA BUTNER MESSICK to GUYNN [redacted]X CAGLE and wife, GERTRUDE B. CAGLE, the receipt of which is hereby acknowledged, and in further consideration of the assumption by the said Richard A. Messick and wife, Sara Butner Messick of the balance of a mortgage indebtedness in amount of $10,700.00 secured by a Deed of Trust to Herschel Greer, Trustee of record in Book 2462, page 279,

We, Guynn Cagle and wife, Gertrude Cagle,

have bargained and sold, and by these presents do transfer and convey unto the said Richard A. Messick and wife, Sara Butner Messick,

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

Being Lot No. 33 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Fairlane Drive, the same being a common corner of Lots 33 and 34; thence northwardly with the dividing line between Lots 33 and 34, 99 feet to a monument; thence eastwardly with the dividing line between Lots 33 and 47, 117 feet to a point in the westerly margin of Rosehaven Drive; thence with the westerly margin of Rosehaven Drive southwardly 74 feet to a monument; thence to the right around a curve 39.27 feet to a monument in the northerly margin of Fairlane Drive; thence with the northerly margin of Fairlane Drive, westwardly 92 feet to the point of beginning.

Being the same property conveyed to Guynn Cagle and wife, Gertrude B. Cagle by deed from John U. Wilson and wife, Louise Wilson of record in Book 2453, page 356 in said Register's Office.

Taxes have been pro-rated. The property is subject to restrictive covenants of record in Book 2435, page 550 and setback lines and easements as shown by Plan of record in Book 2330, page 38, R.O.D.C., Tennessee; and is subject to the aforementioned Deed of Trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard A. Messick and wife, Sara Butner Messick, their heirs and assigns, forever.

And we do covenant with the said Richard A. Messick and wife, Sara Butner Messick 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 as shown above.

And we, Guynn Cagle and wife, Gertrude B. Cagle do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Messick and wife, Sara Butner Messick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of January, 19 58

x Gertrude B. Cagle

Guynn Cagle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, DAVID KARDOKUS, a Notary Public in and for said County and State, the within named GUYNN CAGLE and GERTRUDE B. CAGLE, 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 16th day of January, 19 58

DAVID KARDOKUS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires
My Commission Expires October 31, 1960

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