K 2739

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of ($ 10.) DOLLARS

Ten and no/100

cash in hand, and other valuable considerations, paid by Thomas Richard Rust and wife, Johnnie Bryant Rust, the receipt of all of which is hereby acknowledged, and the said purchasers also assume and agree to pay the 1958 taxes on the property herein conveyed, said taxes having been prorated as of February 15, 1958.

I, Geo. I. Waddey Jr., unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Thomas Richard Rust and wife, Johnnie Bryant Rust their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot number 16 and the Southerly half of lot number 17 on the plan of Geo. I. Waddey's Subdivision called Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows; Beginning on the Easterly margin of McGavock Pike at the Southwest corner of the property conveyed to William C. Hunley and wife, Louise Hunley by deed from Clarence E. Elrod and wife, of record in book 2436, page 433, Register's Office for said County; thence with said Hunley's Southern boundary line, Easterly, 429 feet, more or less, to the top of bluff, and down said bluff to the low water mark of Cumberland River; thence with said low water mark, Southerly, 145.4 feet to the corner of lots Nos. 15 and 16; thence Westerly to the top of bluff and continuing in the same direction 433 feet, more or less, to the Easterly margin of McGavock Pike, thence with the same, Northerly, 150 feet to the beginning.

Being part of the same real property conveyed to Geo. I. Waddey Jr. by deed from J. A. Brown and wife, dated June 1, 1948, and recorded in book 1629, page 584, said Register's Office.

Subject to restrictive covenants contained in deed from Geo. I. Waddey Jr. to J. A. Brown and wife, as recorded in book 1469, page 125, said Register's Office

Subject also, to Flowage Easement to United States of America, as recorded in book 2202, page 537, said Register's Office.

Corinne Waddey Pickens, Bessie Waddey Pinner, and Nellie A. Waddey, join herein for the purpose of conveying any and all right, title or interest they may have in or to the property herein conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Richard Rust and wife, Johnnie Bryant Rust their heirs and assigns, forever.

And I do covenant with the said Thomas Richard Rust and wife, Johnnie Bryant Rust that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, Geo. I. Waddey Jr. do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas Richard Rust and Johnnie Bryant Rust, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14 day of February, 1958.

Bessie Waddey Pinner — George I. Waddey Jr.

Corinne Waddey Pickens — Nellie A. Waddey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. B. Tucker, a Notary Public in and for said County and State, the within named Geo. I. Waddey Jr., Corinne Waddey Pickens, Bessie Waddey Pinner and Nellie A. Waddey, 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 14 day of February, 1958.

Commission expires June 23, 1960

Notary Public

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