K 2741

WARRANTY DEED BEAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and No/100 - DOLLARS ($10.00),

Cash in hand to us paid by John H. Rees and wife, Ann M. Rees, and other good and valuable consideration the receipt of which is hereby acknowledged.

We, E. N. Harrison and wife, Gladys J. Harrison

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

John H. Rees and wife, Ann M. Rees

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 38 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County.

Being the same property conveyed to Gladys J. Harrison by deed from Howard W. Ellis and wife, Mildred Tribble Ellis, of record in Book 2547, Page 158, Register's Office for Davidson County, Tennessee, described according to a survey made by T. R. Sanford, Surveyor, dated July 18, 1956, as follows:

Beginning at an old iron pin set at the southeast corner of Lynwood Boulevard and First Street, being the northwest corner of said Lot No. 38; thence with the easterly margin of said Boulevard, southerly 135.2 feet to an iron pin set in said margin of said Boulevard; thence easterly through the center of said lot, 209.8 feet to an iron pin set in the west line of Lot No. 37; thence with said line, northerly 74 feet 4½ inches to an iron pin set in the southerly margin of First Street; thence with the southerly margin of said street, westerly 235½ feet to the point of beginning.

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.

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 5 day of March, 1958

E. N. Harrison

Gladys J. Harrison

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Anderson

Before me, Grant A. Douglas, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. N. Harrison and wife, Gladys J. Harrison

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 Oak Ridge, Tennessee, this, the 5 day of March, 1958

Grant A. Douglas, Notary Public

My commission expires: My comm. expires Sept. 22, 1958.

73107

WARRANTY DEED

From

E. N. Harrison and wife,
Gladys J. Harrison

To

John H. Rees and wife,
Ann M. Rees

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of MAR A.D. 1958
at 11:03 o'clock A M.
Noted in Book 8 Page 774
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinty Dep. Reg.

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