K 2742

**WARRANTY DEED** G-6623 BEAU E. POLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM H. BLUNKALL and wife, ETHEL M. BLUNKALL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM W. GRAVES and wife, SUE T. GRAVES, ***

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

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Ben M. Moore, III, as follows:

Beginning on the easterly margin of Highway No. 112 at the northwest corner of the property conveyed to Lawrence E. McCluskey and wife, by deed from L. K. Kemp et al., of record in Book 1371, page 239, Register's Office for said County; thence with the easterly margin of said Highway, north 24½° west 140 feet to the southwest corner of a 2.15 acre tract owned by Kemp; thence with the south margin of said tract, eastwardly 420 feet; thence northwardly 180 feet to the northeast corner of a 2.15 acre tract; thence eastwardly 1350 feet; thence southerly 520.57 feet; thence westerly 993 feet to a tract of land owned by Lawrence A. McCluskey; thence northerly 190 feet; thence westerly 723 feet to the easterly margin of Highway No. 112, the point of beginning, containing 15.83 acres, more or less.

Being the same property conveyed to William H. Blunkall and wife, Ethel M. Blunkall, by deed from John D. Lawson and wife, Hazel Lawson, of record in Book 2045, page 271, 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 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., except for taxes for 1958, which have been prorated and assumed by the Grantees.

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 21st day of March, 1958.

/ William H Blunkall

/ Ethel M. Blunkall

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, C. J. Steinle, a Notary Public in and for the State and County aforesaid, personally appeared the within named William H. Blunkall and wife, Ethel M. Blunkall, the Bargaitor(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 the 21st day of March, 1958.

C. J. Steinle
Notary Public

My commission expires: 4-10-61

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of March A.D. 1958 at 2:22 o'clock P.M.
Noted in Book 2742 Page 247
Recorded in Book 2742 Page 247
Recording Fee $1.65
JAMES P. WILSON, Register
By [illegible] D.C.

WARRANTY DEED
From MCB&F
WILLIAM H. BLUNKALL ET UX
To
WILLIAM W. GRAVES ET UX
74507

#6500.00

G 328