K 2743

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

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by Eva Mary Cole Blake, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Maynard F. Anderson, Jr. and wife, Betty J. Anderson,

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

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:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the William Bradford Land, as of record in Book 547, page 91, Register's Office for said County, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, March 12, 1958, as follows:

Beginning at a concrete monument in the southerly margin of Broadmore Drive, the northeast corner of Lot No. 173 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for said County; thence easterly, with the southerly margin of said Drive, 132.02 feet to an iron pin, the northwest corner of the property conveyed to Kenneth J. Skinner and wife, Louise H. Skinner, by deed from Maynard F. Anderson, unmarried, of record in Book 2701, page 275, said Register's Office; thence south 3° 20' west with said Skinner's westerly line, 115.65 feet to an iron pin; thence north 89° west, with a wire fence, 67 feet to an iron pin by post; thence south 3° 30' west, with a wire fence on block wall, 100 feet to an iron pin; thence north 89° 49' west 55.2 feet to a concrete monument, the southeast corner of said Lot No. 173; thence north 00° 53' east, with the easterly line of said Lot, 212.7 feet to the beginning.

Being the same property conveyed to Maynard F. Anderson, Jr., by deed from Maynard F. Anderson, unmarried, of record in Book ----, page ----, said Register's Office, which has been recorded of even date herewith.

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 ____ day of March, 1958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named Maynard F. Anderson, Jr. and wife, Betty J. Anderson, 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 the ____ day of March, 1958

My commission expires: _____ *Notary Public*

WARRANTY DEED

From Maynard F. Anderson, Jr., et ux

To Eva Mary Cole Blake

35212

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Recorded in Book 3133 Page 90 Fee $ 2.00

JAMES P. WILSON, Register

Dep. Reg.

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