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WARRANTY DEED READ E FOLK JR FORM **NASHVILLE TITLE COMPANY**

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

cash in hand paid by Andrew J.Tucker and wife,Dorothy M.Tucker, receipt of which is hereby fully acknowledged and as a further consideration the grantees herein named herein agree to assume the unpaid balance in the principal amount of $ 7,037.58 now owing on one certain Deed of Trust in the original principal amount of $ 7,950.00,executed by Bob Landis Nelson and wife,Evelyn M.Nelson,to Herschel Greer,Trustee, as of record in Book 2210,Page,225,Register's Office for Davidson County,Tennessee.

We, Bob Landis Nelson and wife,Evelyn M.Nelson

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

Andrew J.Tucker and wife, Dorothy M.Tucker

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 Lot No. 66 on the Map of Maplecrest Subdivision,of record in Book 1835,Pages 27 and 28,Register Office for Davidson County,Tennessee.
Said Lot No. 66 fronts 55 feet on the northerly side of Weona Drive along a slight curve and extends back between lines 361.3 feet on the westerly line and 301 feet on the easterly line to a dead line in the rear on which it measures 170 feet.
Being the same property conveyed to Bob Landis Nelson and wife,Evelyn M.Nelson by Warranty Deed from A.H.Johnson Construction Co.,Inc. as of record in Book 2154,Page,411,R.O.D.C.Tenn.
This conveyance is made subject to covenants and restrictions of record in Book,1874,Page 452,and the plan of record in Book 1835,Pages 27 and 28,Register's Office for said County,which shows a 40 foot set-back line from Weona Drive,a 10 foot easement for public utilities at the rear of the lot,and an easement 20' x 2' in the southwest corner of the lot.

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 as set out above.

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 18th day of April, 1958

Bob Landis Nelson

Evelyn M. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cletus Knight, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Bob Landis Nelson and wife,Evelyn M.Nelson

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 Donelson, Tennessee, this, the 18th day of April, 1958

Cletus Knight
Notary Public

My commission expires: 11/8/59

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

GIVEN BY GOD

STATE OF TENNESSEE
DAVIDSON COUNTY
Recorded in Book ____ Page ____
Noted in Index
of ____ A.D. 1958
Recording Fee ____
JAMES P. WILSON, Register
By ____ D.C.

WARRANTY DEED
From
Bob Landis Nelson et ux
To
Andrew J. Tucker et ux

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