K 2748

WARRANTY DEED — Real Estate Title and Escrow Co.

For and in consideration of the sum of $ 5.00
Five and no/100---------- DOLLARS

and other good and valuable consideration in hand to us paid, receipt of which is hereby acknowledged by Richard H. Frank, Jr. and wife, Katherine B. Frank, we, R. H. Frank and wife, Jean N. Frank,

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Frank, Jr. and wife, Katherine B. Frank, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being all of Lot No. 47 and the southerly 75 feet of Lot No. 48 on the map of R. W. Bratton and Company Subdivision of Brentwood Gardens, not of record, described according to a copy of a survey thereof made November, 1934, by W. B. Southgate, surveyor, as follows: beginning at a point on the westerly side of Valley View Road 975 feet southerly from the corner of said road and Old Hickory Boulevard, and running with Valley View Road in a southerly direction 225 feet to a point marked by an iron pin; thence with the line between Lots 46 and 47 westerly 436½ feet to a pin at an old stone wall, being the corner of Lots 46 and 47; thence with said stone wall northerly 225 feet to an iron pin; thence in a straight line easterly 436½ feet to the point of beginning, containing approximately two acres. Being the same property conveyed to R. H. Frank and wife, Jean N. Frank, by deed from Bessie T. Davis and husband, J. L. Davis, of record in Book 1349, page 527, Register's Office for Davidson County, Tennessee. Being subject to restrictive covenants of record in Book 1140, page 33, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard H. Frank, Jr. and wife, Katherine B. Frank, their heirs and assigns, forever.

And we do covenant with the said Richard H. Frank, Jr. and Katherine B. Frank that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Richard H. Frank and wife, Jean N. Frank, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard H. Frank, Jr. and wife, Katherine B. Frank, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7 day of May, 1958.

R. H. Frank

Jean N. Frank

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. T. Osborn, Jr. a Notary Public in and for said County and State, the within named R. H. Frank and wife Jean N Frank

the bargainor 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 7th day of May, 1958

Commission expires 5/18/61

E. T. Osborn, Jr. Notary Public

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