K 2751

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------

---------- $10.00 ---------- DOLLARS

Cash in hand paid by Edna C. Watkins, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgage executed by Floyd F. Koehne and wife, Mary Smith Koehne, to Herschel Greer, Trustee, of record in Book 2265, page 319, Register's Office for Davidson County, Tennessee, which mortgage the purchaser hereby assumes and agrees to pay, we,

Calvin S. Duke and wife, Edith Duke

have bargained and sold, and by these presents do transfer and convey unto the said Edna C. Watkins

her 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 Lot No. 15 on the Map of Rolling Acres, No. II, Section One, as of record in Book 1424, page 45, Register's Office for said County, and described as follows:

Beginning at a point in the East margin of Skyview Drive at the corner of Lots No. 14 and 15; thence with the line between said lots eastwardly 139 feet to a point; thence southwardly 78.5 feet to the north margin of Eastland Avenue; thence with the margin of same westwardly 111.75 feet to the beginning of a curve; thence around said curve in a northwestwardly direction 31.56 feet to the east margin of Skyview Drive; thence with the margin of same northwardly 60 feet to the beginning.

Being the same property conveyed to Calvin S. Duke and wife, Edith Duke, by deed from Floyd F. Koehne, and wife, of record in Book 2641, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edna C. Watkins

her heirs and assigns, forever.

And we do covenant with the said Edna C. Watkins

that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein above stated.

And we, Calvin S. Duke and wife, Edith Duke

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edna C. Watkins

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of June , 19 58

Calvin S. Duke

Edith Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison , a Notary Public in and for said County and State, the within named Calvin S. Duke and wife, Edith Duke

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 office, this 3rd day of June , 19 58

Commission expires February 1, 1961

A. M. Tenison
Notary Public

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