K 2753

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Seven Thousand One Hundred Fifty and No/100 ----------$7,150.00---------- DOLLARS Cash in hand paid by Eva Jean Graham, the receipt of which is hereby acknowledged, we,

James B. Donovan, Jr. and wife, Jennie Belle Donovan

have bargained and sold, and by these presents do transfer and convey unto the said Eva Jean Graham (Unmarried)

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. 146 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Goodbar Drive at the corner of Lots Nos. 146 and 147; thence with the line between said lots easterly 143.2 feet; thence southerly 77.1 feet to the north margin of Aladdin Drive; thence with the margin of the same westerly 25.2 feet to a concrete monument and continuing with the margin of said drive westerly 98 feet to another concrete monument at the beginning of a curve; thence around said curve northwesterly 31.42 feet to the easterly margin of Goodbar Drive; thence with the margin of the same northerly 55 feet to the point of beginning.
Being the same property conveyed to James B. Donovan, Jr. and wife, Jennie Belle Donovan, by deed from A. G. M. Homes, Inc., a Tennessee Corporation, of record in Book 1731, page 117, 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 Eva Jean Graham her heirs and assigns, forever.

And we do covenant with the said Eva Jean Graham 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 1958 taxes which have been prorated and are hereby assumed by the purchaser.

And we, James B. Donovan, Jr. and wife, Jennie Belle Donovan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Eva Jean Graham her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of June, 19 58

James B. Donovan Jr.
Jennie Belle Donovan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, James B. Donovan, Jr. and wife, Jennie Belle Donovan, the bargainors 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 16th day of June, 19 58

Commission expires January 1, 1961

A. M. Tenison
Notary Public

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