K 2753

For and in consideration of the sum of

----------TEN AND NO/100 ($10.00)----------DOLLARS

I, O. J. Kellerhall

have bargained and sold, and by these presents do transfer and convey unto the said Katherine Kellerhall

her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: The westerly fifteen (15) feet of lot No. 28 and all of lot No. 27 with the exception of a strip ofland fifteen (15) feet wide off of the west side of lot No. 27 on the plan of Edgewood-E. T. Brown's subdivision of the Bransford Place, a plan of which is of record in Book No. 332 on page No. 73 in said office. The second land being described as triangular in shape and lying next west of the land above described, the whole being more particularly described as follows: Beginning at a point in the northerly margin of Eastland Avenue fifteen (15) feet eastwardly from the easterly line of lot No. 27 on said plan and extending thence northerly through lot No. 28 parallel with and 15 feet from said easterly line of lot No. 27 one hundred and sixty (160) feet to southerly margin of a twelve foot alley, thence westerwardly with the south margin of said alley thirty-five and one-half feet to the easterly margin of another alley; thence southerly along the east margin of said last mentioned alley one hundred and sixty-two and one-half feet to a point in Eastland Avenue sixty (60) feet westwardly from the point of beginning, and then running eastwardly, sixty (60) feet to said beginning point. Reference is also made to the map of Bransford Realty Company's subdivision of lots Nos. 26, 37 and part of 27 in Edgewood plan of record in Book No. 421 on page No. 49. Being the same property conveyed to O. J. Kellerhall and Katherine Kellerhall by deed from John A. Tyner, dated October 1, 1919, which is of record in Book 545, Page 259, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katherine Kellerhall

her heirs and assigns, forever.

And I do covenant with the said Katherine Kellerhall

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, O. J. Kellerhall

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Katherine Kellerhall

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

Witness my hand this 13 day of June, 19 58

O. J. Kellerhall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Crouch, a Notary Public in and for said County and State, the within named O. J. Kellerhall

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of June, 1958

Commission expires 4-25-59

Mary Crouch
Notary Public

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WARRANTY DEED

FROM O. J. Kellerhall

TO Katherine Kellerhall

85827

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 20 1958
at 2:45 o'clock P.M.
Noted in Book 90 Page 245
Recorded in Book Page
Recording Fee $1.00
JAMES P. WEBB, Register
By M. Lear D.C.

Guaranty Title Company
A DIVISION OF
Kelton City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Form 103-A. Hess & Parks Co., Nashville

G 241