K 2753

For and in consideration of the sum of $10.00,

- - - - - - - - - - - - - - - - TEN AND NO/100- - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

I, CURTIS LEFFLER, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said J. H. BRACKMAN, JR. and wife, RUTH A BRACKMAN,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 220 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Cloverdale Road, the common corner of Lots Nos. 220 and 221; thence with the line between said lots, northwardly 93.7 feet to the southwest corner of Lot No. 219; thence with the line between Lots 219 and 220, eastwardly 109 feet to the westerly margin of Blue Hills Road; thence with the margin of the same, southwardly, passing a concrete monument at 12 feet, a total distance of 132.2 feet to the beginning of a curve; thence with said curve, southwestwardly 46.9 feet to a point in the northerly margin of Cloverdale Road; thence with the margin of said Road, northwestwardly 123.1 feet to the beginning.

Being the same property conveyed to Curtis Leffler by deed from Edward D. White and wife, as of record in Book 2636, page 507, said Register's Office.

The above property is being conveyed subject to restrictions recorded in Book 416, page 145, which were amended by an instrument of record in Book 1846, page 109; and in Book 1855, page 377, which were amended by an instrument of record in Book 1876, page 264, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. H. BRACKMAN, JR. and wife, RUTH A. BRACKMAN, their heirs and assigns, forever.

And I do covenant with the said J. H. BRACKMAN, JR. and wife, RUTH A BRACKMAN, 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, except by 1958 taxes, which have been prorated, and which the grantees herein assume and agree to pay.

And I, CURTIS LEFFLER, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. H. BRACKMAN, JR. and wife, RUTH A. BRACKMAN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of June, 1958.

Curtis Leffler
Curtis Leffler

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named CURTIS LEFFLER, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1958.

Jno. C. Jeffords
Notary Public
State-At-Large.

My Commission expires May 14, 1960.

Warranty Deed
12259-N.R.
From
CURTIS LEFFLER, A WIDOW,
To
J. H. BRACKMAN, JR. ET UX,
85905
REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
TASK PUT IN TENN. TITLE CO. BOX

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Filed for record the 23 day of JUN 1958 at 10:30 o'clock A.M.
Recorded in Book 2753 Page 368
JAMES P. WEAVER, Register
By [illegible] D.C.

Published by

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