K 2794

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten Dollars DOLLARS ($ 10.00),

Ten dollars cash in hand and other good and valuable considerations paid to us by the purchasers and in addition this conveyance is subject to an indebtedness of record in Book 2374, Page 531, R. O. D. C. Davidson County, Tennessee

James W. Wingo and wife, Thelma K. Wingo

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edgar J. Arnold and wife Mary Q Arnold

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 begins at a point inthe southerly margin of Saturn Drive at the common corner of Lots Nos. 145 and 146; thence with the line between said lots southeasterly 210.7 feet to the line of Lot No. 144; thence with the line between lots Nos. 144 and 145 northeasterly 80.9 feet to the margin of McGavock Pike; thence with the margin of same northerly 177.2 feet to the beginning of a a curve; thence around said curve northwesterly 39.3 feet to the margin of Saturn Drive, and continuing with the margin of Saturn Drive southwesterly around a slight curve 146.7 feet to a point; and continuing with the margin of said drive southwesterly 35.3 feet to the point of beginning.

Being the same property conveyed to James W. Wingo and wife, Thelma K. Wingo, by deed from Paul Leonardo and wife, Ruby S. Leonardo, of record in Book 2340, page 302, Register's Office for 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 26 day of June, 1958

James W. Wingo
Thelma K Wingo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen L Arnett, a Notary Public in and for the State and County aforesaid, personally appeared the within named James W. Wingo and wife, Thelma K. Wingo

the bargainer(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 Nashville, Tennessee, this, the 26 day of June, 1958

My commission expires: May 2, 1959

Helen L Arnett
Notary Public

WARRANTY DEED
From 8995
James W. Wingo and wife
Thelma K. Wingo
To
Edgar J. Arnold and wife
Mary Q Arnold

Mail 4-11 Madison Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2 day of JUL A.D. 1958 at 9:20 o'clock A.M.
Noted in Book 90 Page 551
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dixie Lee

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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