K 2797

Book 2797 Page 353

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Frances K. Bell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Thomas M. Trabue and wife, Martha B. Trabue, have bargained and sold, and by these presents do transfer and convey unto the said Frances K. Bell for her sole and separate use free from the debts, contracts, liabilities or any marital rights of her present or any future husband with full power vested in her to mortgage, sell, transfer and convey without the joinder of any beneficiary as if she were a femme sole,

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

Being Lot No. 14, the northerly 20 feet of Lot No. 13, and the southerly 50 feet of Lot No. 15 of Block "E" on the Map of the Malone Property called Honeywood Subdivision, described according to an unrecorded plan made by W. B. Southgate, as follows: Beginning at an iron pin on the easterly side of Sunnyside Drive 900 feet south of the northerly line of Malone Avenue; thence southerly with the easterly side of Sunnyside Drive 170 feet; thence at right angles easterly 281 feet to the easterly line of the Malone property; thence northerly with the easterly line of said property 170 feet; thence at right angles westerly 283 feet to the beginning.
Being the same real property conveyed to Thomas M. Trabue and wife, Martha B. Trabue, by three deeds, two from Thomas H. Malone et al, one of record in Book 1058, page 577, and the other of record in Book 1081, page 189, and one from Victor H. Stromquist and wife, of record in Book 2087, page 23, Register's Office for said County.

This conveyance is made subject to easement for drain along easterly line of premises as shown on map of the Malone property, called Honeywood Subdivision, and to restrictive covenants contained in Deed from Mary Cornelia Malone et al, to Victor H. Stromquist and wife, dated May 27, 1947, filed July 15, 1947, and recorded in Book 1495, page 547, 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 said Frances K. Bell, her heirs and assigns, forever.

And we do covenant with the said Frances K. Bell 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 assumed by the Grantee herein.

And we, Thomas M. Trabue and wife, Martha B. Trabue, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frances K. Bell, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of July, 19 58

Thomas M. Trabue

Martha B. Trabue

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Thomas M. Trabue and wife, Martha B. Trabue, 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 15th day of July, 19 58

Commission Expires November 20, 1961

Lenora Underwood
Notary Public

G 353