K 2797

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ TEN and no/100 ($10.00) DOLLARS cash in hand paid by the ~~THE~~ NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, we, W. L. BAINBRIDGE, JR., and wife, JULIA W. BAINBRIDGE,

have bargained and sold, and by these presents do transfer and convey unto the said THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Tract No. 1 shown on the unrecorded plan of Brookside Heights, and described according to a survey made by Wm. Collier Parrish Associates, Engineers, dated June 4, 1956, and revised February 14, 1957, as follows:
Beginning on the westerly margin of Thompson Lane at the southeast corner of the property conveyed to Esso Standard Oil Company by deed from First American National Bank of Nashville et al, Trustees, of record in book 2596, page 1, Register's Office for said County, said point being 150 feet south of the southerly margin of the N. C. & St. L. Railroad right-of-way; thence with the southerly line of the Esso Standard Oil Company's property north 87° 37' west 150 feet to an iron stake; thence at right angles south 2° 23' west 164.05 feet; thence at right angles south 87° 37' east 150 feet to the westerly margin of said Thompson Lane; thence with same northwardly 164.05 feet to the beginning. Being part of the real property conveyed to W. L. Bainbridge, Jr. by deed from First American National Bank of Nashville, et al, Trustees, dated September 28, 1956, filed October 2, 1956, and recorded in book 2596, page 187, said Register's Office.
This conveyance is made subject to restrictive covenants contained in deed from Harry L. Berry and wife, to Brookside Heights, Inc., dated June 30, 1947, filed July 3, 1947, and recorded in book 1494, page 513, Register's Office for Davidson County, Tennessee, to which reference is here made; and to taxes for the year 1958 which have been prorated and assumed by buyer.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY 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 as hereinabove set out.

And we, W. L. BAINBRIDGE, JR., and wife, JULIA W. BAINBRIDGE, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said THE NATIONAL LIFE AND ACCIDENT INSURANCE COMPANY, its successors, ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of July, 1958.

W. L. Bainbridge Jr.
W. L. BAINBRIDGE, JR.

Julia W Bainbridge
JULIA W. BAINBRIDGE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B B Doubleday, Jr., a Notary Public in and for said County and State, the within named W. L. BAINBRIDGE, JR., and wife, JULIA W. BAINBRIDGE, the bargainor 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 22 day of July, 1958.

B B DOUBLEDAY, JR. NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires Oct 24 1961

B B Doubleday Jr.
Notary Public

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