K 2797

For and in consideration of the sum of $ 10.00
TEN AND NO/100

Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, MARY KATE BACHMAN, by virtue of the power and authority vested in me by deed of record in Book 2734, page 243, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said BASIL E. EDWARDS AND WIFE, MARY OWEN EDWARDS

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. 13 on the Plan of Blair Estates, Section I, as of record in Book 2663, page 24, Register's Office for said County, described as follows: BEGINNING at a point in the easterly margin of Holiday Drive, at the common corner of Lots Nos. 13 and 14; thence with the margin of said Drive, in a northerly direction 137.67 feet to a monument; thence around a curve in a northeasterly direction 51.35 feet to a monument in the southerly margin of Tuckahoe Drive; thence with the margin of the said Drive, southeasterly 108.76 feet to a monument and continuing in the same direction of said Drive, 109.85 feet to the common corner of Lots Nos. 12 and 13; thence with the line between said lots, southwesterly 148.37 feet to the rear corner of Lots Nos. 13 and 14; thence with the line between said lots, northwesterly 261.80 feet to the beginning.
Being the same property conveyed to Mary Kate Bachman, sole and separate estate, by deed from James W. Blair and wife, as of record in Book 2734, page 243, 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 BASIL E. EDWARDS AND WIFE, MARY OWEN EDWARDS, their heirs and assigns, forever.

And I do covenant with the said BASIL E. EDWARDS AND WIFE, MARY OWEN EDWARDS, 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 the grantees herein assume and agree to pay.

And I, the grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said BASIL E. EDWARDS AND WIFE, MARY OWEN EDWARDS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22nd day of July, 19 58.

Mary Kate Bachman
Mary Kate Bachman

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 MARY KATE BACHMAN, sole and separate, 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 22nd day of July, 19 58.

My Commission expires May 14, 1960.

Notary Public
State-at-Large.

Warranty Deed
MARY KATE BACHMAN
TO
BASIL E. EDWARDS, ET UX
Dated July 22, 1958
Filed July 22, 1958 at 12 M.
Recorded in Book 2797, Page 548
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record July 22, 1958 at 12 M.
Noted in Book 20 Page 548
Recording Fee
JAMES P. WEAVER, Register
By R.
Published by
TENNESSEE TITLE CO
NASHVILLE, TENNESSEE
89255

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