K 2803

For and in consideration of the sum of $ 10.00 DOLLARS

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

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

WE, AUGUST ECKHOFF AND WIFE, EMMA ECKHOFF,

have bargained and sold, and by these presents do transfer and convey unto the said EDNA W. SCRUGGS, 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. 42, Green Hills Subdivision, No. 2, as of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 42 fronts 70 feet on the north side of Bonner Avenue and runs back 167 feet 1 inch on the west line and 166 feet 5 inches on the east line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to August Eckhoff and wife, Emma Eckhoff, by deed from Susie Graves and husband, as of record in Book 1031, page 435, 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 EDNA W. SCRUGGS, her heirs and assigns, forever.

And we do covenant with the said EDNA W. SCRUGGS 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.

And we, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee herein, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of September, 19 58.

Emma Eckhoff

August Eckhoff

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 August Eckhoff and wife, Emma Eckhoff, 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 Nashville, Tennessee, this 3rd day of September, 19 58.

Commission expires May 14, 1960.

Notary Public
State at Large

TENNESSEE TITLE COMPANY

Warranty Deed
G-123833-Jmh

FROM AUGUST ECKHOFF, ET UX.

TO EDNA W. SCRUGGS,

Fee: Same Title Co

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 8 day of SEP A.D. 1958 at 2:03 o'clock P.M.
Noted in Book 91 Page 98
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McFarlin D.R. Fee

K 2803 PG 27