K 2804

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

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Horace L. Garrett and wife, Lucille Eakes Garrett,
have bargained and sold, and by these presents do transfer and convey unto the said
John H. Demerich and wife, Mary Lu Demerich,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the west 85 feet of the east 395 feet of the north 425 feet of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision of record in Book 421, page 44, Register's Office for said County.
Said part of said lot fronts 85 feet on the south side of Alta Loma Drive and runs back between parallel lines, as measured from the center line of said Drive, and 310 feet west of the west margin of the L. & N. Railroad right-of-way, 425 feet to a dead line.
Being the same property conveyed to Horace L. Garrett and wife, Lucille Eakes Garrett, by deed from George P. Howell et al, of record in Book 2600, page 567, 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 John H. Demerich and wife, Mary Lu Demerich, their heirs and assigns, forever.

And we do covenant with the said John H. Demerich and wife, Mary Lu Demerich 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, Horace L. Garrett and wife, Lucille Eakes Garrett, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John H. Demerich and wife, Mary Lu Demerich, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of September, 1958.

Horace L. Garrett — Horace L. Garrett
Lucille Eakes Garrett — Lucille Eakes Garrett

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace L. Garrett and wife, Lucille Eakes Garrett, 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 Madison, Tennessee, this 12th day of September, 1958.

Commission expires 4-8-1961

Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From Horace L. Garrett et ux

To John H. Demerich et ux

File: Union Trust Co.'s box.

97333

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of SEP A.D. 1958 at 10:42 o'clock A.M.
Noted in Book 41 Page 125
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

1545

PG 408