K 2805

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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,

I, Charley Burnett,

have bargained and sold, and by these presents do transfer and convey unto the said Consolidated Developments, Inc., a Tennessee corporation, their successors~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of the Subdivision of the E. F. Cockrill Farm, of record in Book 332, page 2, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 42 fronts 302½ feet on the westerly side of Gorman Street (Croley Drive) and extends back to an alley in the rear, more particularly described as follows: Beginning at a point 300 feet from the corner of Franklin Street; thence north 302½ feet to a stake; the intersection of an alley; thence south 325 feet to within 321 feet from Franklin Street; thence east 120 feet, more or less, to the beginning, forming a triangle shape.

Being the same property conveyed to Sam Burnett (life estate) with remainder to Charley Burnett, by deed from F. M. Fustan and wife, Vina Fustan, of record in Book 563, page 349, Register's Office of 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 Consolidated Developments, Inc., their successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Consolidated Developments, Inc., 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 delinquent State & County property taxes for the years 1936 thru 1957, plus interest and penalty, to be paid by Grantor. Taxes for 1958 which have been pro-rated are to be paid by Grantee.

And ~~I, Charley Burnett,~~ do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Consolidated Developments, Inc., their successors ~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of September, 1958

WITNESSED:
Mary Rose
Harry L. Jones

Charley Burnett
Charley Burnett

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