K 2806

For and in consideration of the sum of TEN AND NO/100 *** DOLLARS ($ 10.00 ),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

F. V. CARUS and wife, ORPHELIA M. CARUS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOBERT TAYLOR and wife, SUDIE M. TAYLOR, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Hidden Acres Subdivision, of record in Book 1130, page 89, Register's Office for said County.

Said Lot No. 29 fronts 72.5 feet on the west side of Hartford Drive and runs back between lines, 150 feet on the north line, 149 feet on the south line to a dead line on which it measures 72 feet.

Being the same property conveyed to F. V. Carus and wife, [redacted] by deed from Luther Clyde Bucy and wife, of record in Book 2484, page 378, said Register's Office.

The grantors herein, F. V. Carus and wife, Orphelia M. Carus, as of the date of this deed, have been continuously married to each other for more than 34 years, and thus the said Orphelia M. Carus was the wife of F. V. Carus at the time the said conveyance was made to "F. V. Carus and wife _____" (without naming her).

This conveyance is made subject to restrictions of record in Book 1394, page 218, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 24th day of September, 1958.

F V Carus

Orphelia M. Carus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named F. V. Carus and wife, Orphelia M. Carus,

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, the 24th day of September, 1958.

Reau E. Folk
Notary Public

My commission expires: July 23, 1962.

98682

WARRANTY DEED
MCB&F

From
F. V. CARUS ET UX

To
HOBERT TAYLOR ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of SEP A.D. 1958 at 1:41 o'clock P M.
Noted in Book 91 Page 234
Recorded in Book Page
Recording Fee 1.50
JAMES P. WILSON, Register
By P. B. Wilson Dep. Reg.



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