BK 2809

WARRANTY DEED G-149551 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

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,

THEODORE B. MATSON and wife, IRMGARD MATSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto R. E. YOEST and wife, ELIZABETH C. YOEST,

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:

Land in Davidson County, Tennessee, being Lot No. 1113 on the plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.

Said Lot No. 1113 fronts 80 feet on the easterly side of Stallworth Drive and runs back between lines, 242.9 feet on the northerly line and 252.5 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 107.4 feet on said dead line.

Being the same real property conveyed to Theodore B. Matson and wife, Irmgard Matson, by deed from Gerald E. Sheridan and wife, of record in Book 2703, page 339, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2543, page 155, 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 17th day of October, 1958.

Theodore B. Matson
Irmgard Matson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAL E FOLK JR, a Notary Public in and for the State and County aforesaid, personally appeared the within named Theodore B. Matson and wife, Irmgard Matson, 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 17th day of October, 1958.

Real E. Folk Jr.
Notary Public

My Commission expires: July 23, 1962

REAL E. FOLK JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of OCT A.D. 1958 at 1:32 o'clock P.M.
Noted in Book 91 Page 441
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McKinney Dep. Reg.

2.00

WARRANTY DEED
MCB&F
From
THEODORE B. MATSON ET UX
To
R. E. YOEST ET UX
2313

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