BK 2813

WARRANTY DEED — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of - - - -Ten and No/100- DOLLARS ($10.00),
and other good and valuable considerations, cash in hand paid by John E. Turnham and wife, Doris E. Turnham, the receipt of all of which is hereby acknowledged

We James T. Hart and wife, Ethel C. Hart

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the said John E. Turnham and wife, Doris E. Turnham

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 part of Lot No. 289 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., January 5, 1955, as follows:
BEGINNING at an iron pin on the southerly margin of Marion Street or Avenue, at a point 216.07 feet east of the easterly margin of the Gallatin Pike, the northeast corner of the property conveyed to Robert L. Doggett and wife, by deed from Jo T. Gibson Ellis, of record in Book 2338, page 507, said Register's Office; thence with the southerly margin of Marion Street or Avenue, eastwardly 57 feet to a point 68' west of the corner of Lots Nos. 289 and 290; thence southwardly and at all points 68' west of the line between Lots Nos. 289 and 290, 205 feet more or less, to the northerly line of Lot No. 295; thence with said line, westwardly 69.7 feet to an iron pin; the southeast corner of said Doggett property; thence with the easterly line of said Doggett property, northwardly 205.39 feet to the beginning.
Being the same property conveyed to James T. Hart and wife, Ethel C. Hart, by deed from Bertha Jewel Ryan, of record in Book 2742, page 575, Register's Office for 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 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 1st day of November, 1958

James T. Hart

Ethel C. Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jack W. Lee, a Notary Public in and for the State and County aforesaid, personally appeared the within named James T. Hart and wife, Ethel C. Hart

the bargainor, 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 [illegible] day of November, 1958

Jack W. Lee
Notary Public

My commission expires Aug. 22, 59

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