K 2858

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SIX THOUSAND and No/100 - - - - - - - - - - - - - - - - ($6,000.00) - - - - - - - - - - DOLLARS of which $624.12 has been paid in cash by the grantees, the receipt of which is hereby acknowledged, and for the balance of $5,375.88, the said grantees have assumed and agreed to pay the unpaid balance of two notes: one note dated July 6, 1956, in the original principal sum of $5,000.00, present balance $4,675.88, payable to Nashville Bank and Trust Company in monthly installments of $31.64 each, which includes principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2529, page 443, Register's Office for Davidson County, Tennessee; the other note dated February 11, 1958, in the original principal sum of $700.00, payable to Henry John Van Kluyve and wife, Virginia H. Van Kluyve, on or before twelve months after date with interest at the rate of 6% per annum, and secured by a lien retained in the deed of record in Book 2804, page 279, Register's Office for Davidson County, Tennessee,

We, J. Garland Teasley, Jr. and wife, Shirley Ann Teasley, have bargained and sold, and by these presents do transfer and convey unto the said Delmar H. Tidwell and wife, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 130 on the Plan of Urbandale, Section I, as of record in Book 1835, page 45, Register's Office for said County.

Said Lot No. 130 fronts 60 feet on the northerly margin of Winn Avenue and extends back 146.08 feet on the easterly line and 86 feet on the westerly line to a dead line, measuring 84.87 feet thereon.

Being the same property conveyed to J. Garland Teasley, Jr. and wife, Shirley Ann Teasley, by deed from Henry John Van Kluyve and wife, Virginia H. Van Kluyve, of record in Book 2804, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for public utilities, turn-around, and building setback line as shown on plan of record in Book 1835, page 45, and restrictive covenants of record in Book 1939, page 239, both of the Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delmar H. Tidwell and wife, their heirs and assigns, forever.

And we do covenant with the said Delmar H. Tidwell and wife, 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, except as above set out.

And we, J. Garland Teasley, Jr. and wife, Shirley Ann Teasley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Delmar H. Tidwell and wife, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 13th day of December, 1958

J. Garland Teasley, Jr.

Shirley Ann Teasley

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