K 2859

WARRANTY DEED G-127029 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, and in further consideration of the assumption by the Grantee herein, and her agreement to pay, the principal balance now due, plus future interest, on a certain note, dated February 25, 1954, in the original sum of $11,900.00, payable in monthly installments of $66.16, including interest at 4½% per annum, beginning April 1, 1954, and secured by a deed of trust of record in Book 2236, page 275, Register's Office of Davidson County, Tennessee,

HARRY P. KELLY and wife, VIRGINIA T. KELLY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BILLIE H. GOODMAN, for her sole and separate use,

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. 56 on the Map of Section One Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123 and 124, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Crieve Road at the corner of Lots 29 and 56; thence with the line between said lots northerly 185 feet to a corner of Lot 57; thence with the line between Lots 56 and 57, easterly 154 feet to the west margin of Dovecote Drive; thence with the margin of the same southerly 202.79 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the north margin of Crieve Road; thence with the margin of the same, westerly 140 feet to the point of beginning.

Being the same property conveyed to Harry P. Kelly and wife, Virginia T. Kelly, by deed from Crieve Hall Estates, Inc., of record in Book 2249, page 365, 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, except as shown above.

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 December, 1958

Harry P. Kelly

Virginia T. Kelly

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 Harry P. Kelly and wife, Virginia T. Kelly, 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 December, 1958

Reau E. Folk, Jr.
Notary Public

My commission expires: July 23, 1962

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