K 2863

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of SIXTEEN THOUSAND AND NO/100 ---------- ($16,000.00) ---------- DOLLARS

Cash in hand paid by Edward J. Lawrence and wife, Edna Fern Lawrence, the receipt of which is hereby acknowledged, I,

MRS. BOWEN K. BOWEN, a widow,

_____ have bargained and sold, and by these presents do transfer and convey unto the said EDWARD J. LAWRENCE AND WIFE, EDNA FERN LAWRENCE

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Tract No. 1: Land in Davidson County, Tennessee, being Lot No. 34, Block C, Cherokee Park, Second Addition, as of record in Book 547, pages 175 and 176, Register's Office for said County.
Said Lot No. 34 fronts 60 feet on the easterly side of Lauderdale Road and runs back 179.58 feet on the north line and 183.88 feet on the south line to a dead line, measuring 49.81 feet thereon.

Being the same property conveyed to Mrs. Bowen K. Bowen by deed from John A. Bealafelt and wife, of record in Book 785, page 388, said Register's Office.

Tract No. 2: Land in Davidson County, Tennessee, being part of Lot No. 33, Block C, Cherokee Park Second Addition, as of record in Book 547, pages 175 and 176, Register's Office for said County, described as follows:
Beginning at a point on the easterly side of Lauderdale Road, being the southwest corner of Lot No. 33 and the northwest corner of Lot No. 34; thence eastwardly with the line between said lots 179.58 feet to a dead line; thence northwardly along said dead line 8 feet to a point; thence westwardly 179.58 feet, more or less, to the point of beginning, said tract being a triangular parcel of land.

Being the same property conveyed to Mrs. Bowen K. Bowen by deed from Thomas J. Haile, Jr. and wife, of record in Book 919, page 335, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward J. Lawrence and wife, Edna Fern Lawrence their heirs and assigns, forever.

And I do covenant with the said Edward J. Lawrence and wife, Edna Fern Lawrence that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And I, Mrs. Bowen K. Bowen do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edward J. Lawrence and wife, Edna Fern Lawrence their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of January, 1959

Mrs Bowen K. Bowen

PG 279