BK 2864

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) *DOLLARS* cash in hand paid by W. Andrew Dale and wife, Corinne Howell Dale, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Rachel Howell Love *have bargained and sold, and by these presents do transfer and convey unto the said* W. Andrew Dale and wife, Corinne Howell Dale *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lots "C" and "D" on the Plan showing resubdivision of lots Nos. 17, 22, 23 and 24, on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 2330, page 12, Register's Office for said County.
Said lots "C" and "D" front together 445.5 feet on the southerly side of Lillywood Road and extend back between lines 200 feet with the easterly margin of Lynwood Boulevard to a dead line, measuring 443.4 feet thereon.
Property, including premises, was conveyed to Hooper Love and wife, Rachel Howell Love by two deeds, one from S. H. Alexander and wife, dated September 8, 1924, filed September 9, 1924, and recorded in book 647, page 626, and the other from Royal Oaks Land Company, dated September 30, 1924, filed October 10, 1924, and recorded in book 653, page 277, said Register's Office, the said Hooper Love having since died.
This conveyance is made subjectto conditions of owners certificate, as shown on plan of record in book 2330, page 12, 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 said W. Andrew Dale and wife, Corinne Howell Dale *their heirs and assigns, forever.*

And I *do covenant with the said* W. Andrew Dale and wife, Corinne Howell Dale *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 taxes for the year 1959 which are to be prorated as of June 1, and assumed by purchasers.

And I, Rachel Howell Love *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. Andred Dale and wife, Corinne Howell Dale, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 27th *day of* January, 1959, ~~*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*~~

Rachel Howell Love

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessie D. Norton, *a Notary Public in and for said County and State,* Rachel Howell Love *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 27th *day of* January, 1959.

Jessie D. Norton *Notary Public*

My commission expires April 21, 1959

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