BK 2875

APPROVED AS TO LEGALITY ON
THIS 30 DAY OF Jan 1959
By Wilbur F. Hutchison

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---TEN AND NO/100---
DOLLARS
Cash paid by Lee A. Pendarvis and Wife, Dorothy H. Pendarvis, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We Sam Roy Kyle and Wife, Cary D. Kyle

have bargained and sold, and by these presents do transfer and convey unto the said Lee A. Pendarvis and Wife, Dorothy H. Pendarvis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A small tract of land in the 11th. Civil District of Davidson County, Tennessee, being shown as part of an unnumbered tract on the unrecorded Map of Marthonna, and described as follows:

BEGINNING at a point in the east margin of Graycroft Road at the northwest corner of the property conveyed to Elsie C. Dunn, by deed from Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County, said point being 1,129.2 feet south of Old Hickory Boulevard; thence with said Dunn's north line, south 87° 20' east 268.8 feet to the west line of Block C on said Plan, being at the common corner of Lots 56 and 57; thence along the west line of said Block, northerly 100 feet to the corner of Lots 52 and 58 on said Plan; thence north 87° 20' west 268 feet to the east margin of Graycroft Road; thence with the margin of the same, southerly 100 feet to the point of beginning. BEING the same property conveyed to Sam Roy Kyle and Wife, Cary D. Kyle, by deed from George P. Howell, et al, of record in Book 2639, Page 17 said Register's Office.

Subject to Restrictions of record in Book 2041, Page 395, 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 said Lee A. Pendarvis and Wife, Dorothy H. Pendarvis their heirs and assigns, forever.

And We do covenant with the said Lee A. Pendarvis and Wife, Dorothy H. Pendarvis 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 1959 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Sam Roy Kyle and Wife, Cary D. Kyle do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lee A. Pendarvis and Wife, Dorothy H. Pendarvis their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of January, 1959

Sam Roy Kyle
Mrs. Cary D. Kyle

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Sam Roy Kyle and Wife, Cary D. Kyle

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 3rd day of February, 1959

Commission expires July 14th 1960

Jno C. Jeffords Notary Public State at Large

TENNESSEE TITLE COMPANY

PG 201