BK 2875

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid by Leland C. Avril and wife, Barbara Baxter Avril, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Elliott Chadwell Core and wife, Lucille Kinsey Core, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said LELAND C. AVRIL AND WIFE, BARBARA BAXTER AVRIL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th, formerly the 13th, Civil District of said County, being part of Lot 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, more particularly described according to a copy of a survey thereof made by Harvey Gee, Surveyor, January 10, 1959, as follows:

BEGINNING on the northerly line of the property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, page 315, Register's Office for said County, said point being 74° 26.5' west 406.41 feet from the southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, Register's Office for said County; thence with the northerly line of said Cheek property, north 74° 26.5' west 120 feet to a point which is south 74° 26.5' east 240 feet from the southeast corner of the property conveyed to William Vick and wife, by deed from W. A. Core and wife, of record in Book 2795, page 166, said Register's Office; thence northwardly, and at all points 240 feet from the easterly line of said Vick property, 168.79 feet to the southerly margin of Coreland Drive; thence with said Drive, south 74° 32' east 120 feet; thence southwardly 168.98 feet, more or less, to the beginning.

Being part of the property conveyed to Elliott Chadwell Core and wife, Lucille Kinsey Core, by deed from W. A. Core and wife, Dorothy Love Core, of record in Book 2861, page 453, 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 Leland C. Avril and wife, Barbara Baxter Avril, their heirs and assigns, forever.

And we do covenant with the said Leland C. Avril and wife, Barbara Baxter Avril, 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.

And we, the Grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leland C. Avril and wife, Barbara Baxter Avril, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of December, 1958.

Elliott Chadwell Core

Lucille Kinsey Core

STATE OF TENNESSEE, Davidson County }

Personally appeared before me, W. H. LANDIS, a Notary Public in and for said County and State, the within named Elliott Chadwell Core and wife, Lucille Kinsey Core, the bargainors, 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 Madison, Tennessee, this 23rd day of January, 1959.

Commission expires May 19, 1962

W. H. Landis
Notary Public

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