K 2876

For and in consideration of the sum of $ 10.00 DOLLARS
TEN AND NO/100----------

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we,

J. W. CROSS, III, AND WIFE, CAROLINE J. CROSS,

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

Being Lot No. 56 on the Plan of Section I, Castlewood Estates, of record in Book 2331, page 72, Register's Office for said County.

Said Lot No. 56 fronts 120 feet on the west side of Blue Hills Court and runs back between lines, 205 feet on the north line and 145 feet on the south line to a dead line in the rear on which it measures 134.1 feet.

Being part of the property conveyed to J. W. Cross, III, and wife, Caroline J. Cross, by deed from Robert L. Eatherly and wife, of record in Book 2812, page 525, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2450, page 489, 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 FRED H. ANZENGRUBER AND WIFE, IRENE H. ANZENGRUBER, their heirs and assigns, forever.

And we do covenant with the said FRED H. ANZENGRUBER AND WIFE, IRENE H. ANZENGRUBER, 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantors herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of February, 1959

J. W. Cross, III

Caroline J. Cross

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 J. W. Cross, III, and wife, Caroline J. Cross, 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 Nashville, Tennessee, this 10th day of February, 1959.

Commission expires May 11, 1960

Notary Public
State at Large

TENNESSEE TITLE COMPANY

Warranty Deed
C-12851 - bm

From 19628
J. W. CROSS, III, ET UX

To
FRED H. ANZENGRUBER ET UX

REGISTER'S OFFICE
WHEN FOR IN SEEK, TITLE CO.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of FEB A.D. 1959 at 11:18 o'clock M.
Noted in Book 42 Page 338
Recorded in Book Page
Recording Fee $ 2.50
JAMES P. WILSON, Register
By M. Smith D.R.

Published by TENNESSEE TITLE ... NASHVILLE, TE

Y-12, 71

$23,318.00

PG 513