K 2878

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ .....
TEN & 00/100 ($10.00) ---------- DOLLARS

cash in hand paid by grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, CARL BATSON, INC., a Corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business at Nashville, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said C. LOUISE EDWARDS, BESSIE L. EDWARDS, AND LILLIAN M. EDWARDS, or to the survivor thereof, their heirs and assigns, a certain tract or parcel of land in the 3d Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 91 on the Map of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office for said County, and described as follows:
BEGINNING at a point in the northerly margin of the Lebanon Pike, at the corner of Lots Nos. 61 and 91; thence with the line between said lots, northerly 113.08 feet to the center line of a TVA Transmission Line; thence with the center line of said Transmission line, westwardly 294.6 feet to the easterly margin of Wilowen Drive; thence with the easterly margin of said Drive, southerly 108.39 feet to a concrete monument, and continuing southerly 96.29 feet to another concrete monument at the beginning of a curve; thence around said curve, in a southeasterly direction, 39.2 feet to a concrete monument on the northerly margin of Lebanon Pike; thence with the northerly margin of said Pike, easterly 253.08 feet to the point of beginning. Being part of the property conveyed to Carl Batson, Inc. by deed from H. O. Edwards et al, of record in Book 2856, page 296, Register's Office for Davidson County, Tennessee.

And I, Louise Edwards, hereby declare that I am the true and lawful owner and holder of a note secured by vendor's lien retained in the deed of record in Book 2856, page 296, said Register's Office, and hereby declare said vendor's lien released and discharged as to the property herein conveyed, but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. Louise Edwards, Bessie L. Edwards, and Lillian M. Edwards, their heirs and assigns, forever.
And Carl Batson, Inc. / does ~~do~~ covenant with the said C. Louise Edwards, Bessie L. Edwards, and Lillian M. Edwards 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 Carl Batson, Inc. do further covenant and bind itself, its successors / heirs and representatives, to warrant and forever defend the title to the said land to the said C. Louise Edwards, Bessie L. Edwards, and Lillian M. Edwards, their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF Carl Batson, Inc. has caused this instrument to be executed on ~~Witness my hand this day of~~ this 21 day of February, 1959.

CARL BATSON, INC.

Louise Edwards

By: Carl Batson President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this.....day of....., 19...

Commission expires.....

Notary Public

TENNESSEE TITLE COMPANY

x (over)

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