K 2884

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - -TEN DOLLARS IN CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS- - - - (10.00)- - - - DOLLARS Cash in hand paid by ELMER M STORY AND WIFE, BESSIE M STORY, receipt of which is hereby acknowledged, and the assumption of a loan in the amount of $5,930.28 payable to Fidelity Federal Savings and Loan Association of Nashville, Davidson County, Tennessee, dated January 28, 1956.

We, HARRY A DURARD AND WIFE, LILLIAN DURARD have bargained and sold, and by these presents do transfer and convey unto the said ELMER M STORY AND WIFE, BESSIE M STORY heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 61 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Beginning at a stake at the northeasterly intersection of Chapel Avenue, and Benjamin Avenue, being the northwesterly corner of Lot No. 61 on above plan; running thence with the southerly margin of Benjamin Avenue, south 89 deg. 30 min. east 100 feet to an iron pin; thence leaving said Avenue, south 23 deg. 30 min. east 66.7 feet to an iron pin in the line of Lots Nos. 60 and 61 running thence with the line of Lots Nos 60 and 61, south 66 deg. 30 min. west 90.6 feet to an iron pin; in the easterly margin of Chapel Avenue, said iron pin being the common corner of Lots Nos. 60 and 61; running thence with the easterly margin of Chapel Avenue, north 23 deg. 30 min. west 107.7 feet to the point of beginning.

Being the same property conveyed to Harry A Durard and wife, Lillian Durard by deed from Mallernee Realty Company of record in Book 2490, page 435, 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 ELMER M STORY AND WIFE, BESSIE M STORY themselves, their heirs and assigns, forever.

And We do covenant with the said ELMER M STORY AND WIFE, BESSIE M STORY 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, HARRY A DURARD AND WIFE, LILLIAN DURARD do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ELMER M STORY AND WIFE, BESSIE M STORY themselves, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of March, 19 59

Harry A Durard

Lillian Durard

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