BK 2901

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of --- TEN and No/00-------

----- ($10.00)---------- DOLLARS

cash in hand paid by Vincent Ertola, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Marie Ertola Armstrong and Julia Ertola Vidale, widow of Charles Ertola, deceased have bargained and sold, and by these presents do transfer and convey unto the said Vincent Ertola, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 24th Civil District of Davidson County, Tennessee, described according to a survey of C.J. Carney, dated April 1, 1959, as follows:

Beginning at a point on the center line of St. Lawrence Drive, 980 feet east of State Highway #112, back of St. Lawrence School on St. Lawrence Drive; thence south 1 degree 30 minutes west 232 feet to a point; thence north 64 degrees 30 minutes east 417 feet to a point; thence north 1 degree 30 minutes east 232 feet to the center line of St. Lawrence Drive; thence along the center line of said Lawrence Drive, south 64 degrees 30 minutes west 417 feet to the point of beginning, and containing 2 acres.
Being part of the property conveyed to Charles Ertola, now deceased, by partition deed dated September 22, 1904, and recorded in Book 305, page 119, R.O.D.C., Tennessee.
Marie Ertola Armstrong and Vincent Ertola are the only children of Charles Ertola, deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vincent Ertola, his heirs and assigns, forever.

And we do covenant with the said Vincent Ertola, 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, Marie Ertola Armstrong and Julia Ertola Vidale do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vincent Ertola, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 1959

Mrs. Julia Vidale

Marie Ertola Armstrong

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