K 2901

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($ 10.00), cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged. And in addition, the purchasers assume and agree to pay the balance of $8000.00 on an existing Deed of Trust to secure payment of a note to Security Federal Savings and Loan Association of Nashville, said Deed of Trust having been executed by Ralph O. Austin and wife, Beulah H. Austin to E. A. Covington, Trustee, dated May 9, 1955, filed May 11, 1955, and being more fully described as recorded in Book 2411, page 197, Register's Office for Davidson County, Tennessee.

W. C. Allen and wife, Irene N. Allen

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret Bohan Bost, a widow, Margaret Mary Bost, Katie Marie Bost, with the right of survivorship in each of the other's interest,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Bellshire Estates, Section 5, as of record in Book 2133, page 114, Register's Office for said County. Said Lot No. 129 fronts 90 feet on the northerly side of Tuckahoe Drive and runs back between lines, 299.5 feet on the west line and 347.5 feet on the east line, to a dead line in the rear on which it measures 101 feet.
Being the same real property conveyed to W. C. Allen and wife, Irene N. Allen, by deed from Ralph O. Austin and wife, dated June 28, 1956, filed July 24, 1956, and recorded in Book 2547, page 275, said Register's Office.

This conveyance made subject to restricted covenants and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as heretofore shown.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of April, 1959

W. C. Allen

Irene N. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Norbert M. Bolton, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. C. Allen and wife, Irene N. Allen, the bargainor(s) 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, the 7th day of April, 1959

Norbert M. Bolton
Notary Public

My commission expires: 3-26-60

$13.20

WARRANTY DEED
From 28877
W. C. Allen and wife,
Irene N. Allen To
Margaret Bohan Bost, a widow
Et. Al.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
APR A.D. 1959
2:38 o'clock P.M.
Noted in Book 42 Page 258
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By: Mc Keasley D.C.

FOLK-JORDAN COMPANY, Inc.
MORTGAGES - REAL ESTATE - INSURANCE
214 UNION STREET - NASHVILLE, TENNESSEE
PHONE: AL 5-5421

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