K 2901

Book 2901 Page 557

For and in consideration of the sum of $10.00---------- Ten and No/100---------- DOLLARS, Cash in hand paid by W. W. Sturdivant and wife, Mary D. Sturdivant, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

WILLIAM JAMES SUDEKUM AND WIFE, MARY ANN SUDEKUM,

have bargained and sold, and by these presents do transfer and convey unto the said W. W. STURDIVANT AND WIFE, MARY D. STURDIVANT, 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. 46 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot 46 fronts 130.2 feet on the southerly side of Solon Drive and runs back 204.6 feet on the easterly line and 176.2 feet on the westerly line, to a dead line, measuring 36.1 feet thereon.

Being the same property conveyed to William James Sudekum and wife, Mary Ann Sudekum, by deed from C. A. Wheeler, Jr., and wife, of record in Book 2134, page 535, 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 W. W. Sturdivant and wife, Mary D. Sturdivant, their heirs and assigns, forever.

And we do covenant with the said W. W. Sturdivant and wife, Mary D. Sturdivant, 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, William James Sudekum and wife, Mary Ann Sudekum, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. W. Sturdivant and wife, Mary D. Sturdivant, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of April, 1959.

William James Sudekum

Mary Ann Sudekum

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named William James Sudekum and wife, Mary Ann Sudekum, 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 Madison, Tennessee, this 11th day of April, 1959.

Commission expires June 2, 1959.

Lloyd W. Pate
Notary Public

Warranty Deed

From 28872
WILLIAM JAMES SUDEKUM AND WIFE,
MARY ANN SUDEKUM,

To
W. W. STURDIVANT AND WIFE,
MARY D. STURDIVANT.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
of April A.D. 1959
at 2:23 o'clock P.M.
Noted in Book 92 Page 258
Recorded in Book 2901 Page 557
Recording Fee $2.10
JAMES G. WILSON, Register
By [illegible]

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

G 557