K 2903

For and in consideration of the sum of Twenty-three Thousand and no/100----- ----------($23,000.00)----------*DOLLARS*
cash in hand paid by Ruby E. McKeel, receipt of which is hereby acknowledged,

I, Mrs. Marie Bass
have bargained and sold, and by these presents do transfer and convey unto the said
Ruby E. McKeel
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being lot No. 99 on the Plan of Rolling Meadows, as of record in book 1424, pages 98 and 99, Register's Office for saidCounty.
Said lot No. 99 fronts 108 feet on theeasterly side of Bates Drive and extends back between parallel lines 190 feet to a dead line.
Being the same real property conveyed to Mrs. Marie Bass by deed from Ira L. Hoffman and wife, dated October 21, 1953, filed October 23, 1953, and recorded in book 2201, page 475, saidRegister's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the easterly line of premises, 60-foot building setback line from Bates Drive, and conditions of owners certificate, as shown on plan of record in book 1424, pages 98, and 99, said Register's Office; and to restrictive covenants contained in deed of record in book 1628, page 621, said Register's Office; as modified by an instrument of record in book 1713, page 420, 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 Ruby E. McKeel
her *heirs and assigns, forever.*

And I *do covenant with the said* Ruby E. McKeel
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* , except for taxes for the year 1959 which are prorated and assumed by purchaser.

And I, Mrs. Marie Bass
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ruby E. McKeel
her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand* this 30th *day of* April, *19*59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Marie Bass

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. R. Grimes, Jr., *a Notary Public in and for said County and State,* Mrs. Marie Bass
the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

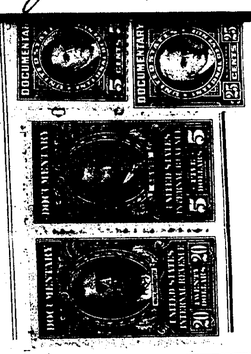
Witness my hand and official seal at Nashville *Tennessee, this* 1st *day of* May, *19*59

MY COMMISSION EXPIRES OCT. 24, 1961

My commission expires L. R. Grimes, Jr. *Notary Public*

WARRANTY DEED
FROM 30794
Mrs. Marie Bass
TO
Ruby E. McKeel

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of MAY A.D. 1959 at 2:12 o'clock P.M.
Noted in Book 22 Page 8446
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By



PG 497