K 2904

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, including the assumption by the grantees herein of the ~~DOLLARS~~ promissory note secured by a deed of trust executed by Robert W. Samuelson and wife, Adrienne C. Samuelson, to Herschel Greer, Trustee, dated July 3, 1958, recorded July 8, 1958, of record in Book 2816, page 69, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $12,600.00, and payable to Guaranty Mortgage Company of Nashville,

we, Robert W. Samuelson and wife, Adrienne C. Samuelson
have bargained and sold, and by these presents do transfer and convey unto ~~XXXXXXX~~
Sol Andrew Thomas and wife, Ruby Nell Thomas
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 Lot No. 190 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 22, Register's Office for said County.

Said Lot No. 190 fronts 70.8 feet on the northerly side of Freedom Drive and runs back 165.2 feet on the westerly line and 178.2 feet on the easterly line to a dead line on which it measures 74 feet.

Being the same property conveyed to Robert W. Samuelson and wife, Adrienne C. Samuelson, by deed from Fred H. Brown and wife, Gertrude Brown, of record in Book 2795, page 357 Register's office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sol Andrew Thomas and wife, Ruby Nell Thomas
their **heirs and assigns, forever.**

And we **do covenant with the said** Sol Andrew Thomas and wife, Ruby Nell Thomas
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,** except for 1959 taxes which are assumed by the grantees and the above-mentioned deed of trust.

And we, Robert W. Samuelson and wife, Adrienne C. Samuelson
do further covenant and bind our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Sol Andrew Thomas and wife, Ruby Nell Thomas
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 5 **day of** May, 19 59




Robert W. Samuelson
Adrienne C. Samuelson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, N B Duncan **, a Notary Public in and for said County and State, the within named** Robert W. Samuelson and wife, Adrienne C. Samuelson

the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 **day of** May, 19 59

Commission expires Jan. 30 - 1963 N B Duncan
Notary Public

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