BK 2907

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by the grantees herein, and other good and valuable considerations,
the receipt of which is hereby acknowledged,
WE, GEORGE GORDON ALLEN AND WIFE, DeFRANCES ALLEN,

have bargained and sold, and by these presents do transfer and convey unto the said
ROBERT J. RAWDING AND WIFE, ENID H. RAWDING,
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. 36 and the southerly 25 feet of Lot No. 37 on the unrecorded Map of Sunset View Subdivision, and described according to a copy of a survey thereof, dated May 2, 1959, by Anthony Papuchis, Surveyor, and is as follows:
BEGINNING at a point in the northeasterly margin of McGavock Pike, 25 feet north of the corner of Lot Nos. 36 and 37; thence northeasterly parallel to the line between said Lots, 346.3 feet to a point in the centerline of Old McGavock Pike; thence southeasterly 56.6 feet to a point; thence easterly 168 feet more or less to the low water mark of the Cumberland River; thence up said River, southeasterly 68 feet more or less, to a corner of Lots 35 and 36; thence with the line between said Lots, southwesterly 511 feet more or less to the east margin of McGavock Pike; thence with the margin of said McGavock Pike, northwesterly 125 feet more or less to the point of beginning.
Being part of the property conveyed to George Gordon Allen and wife, DeFrances Allen, by two deeds; one from George I. Waddey, Jr., unmarried, as of record in Book 1639, page 477, and the other from Landon C. Haney and wife, as of record in Book 1639, page 481, both of record in said Register's Office.

Restrictions in Book 808, page 180, which refer to restrictions in Book 808, page 148, said Register's Office, which affect 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 ROBERT J. RAWDING AND WIFE, ENID H. RAWDING,
their heirs and assigns, forever.
And we do covenant with the said ROBERT J. RAWDING AND WIFE, ENID H. RAWDING,
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 by 1959 taxes, which the grantees herein assume and agree to pay.
And we, the grantors,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of May, 19 59

/s George Gordon Allen
/s DeFrances Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, JNO. C. JEFFORDS, a Notary Public in and for said County and State, the within named George Gordon Allen and wife, DeFrances Allen,
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 Nashville, Tennessee, this 26th day of May, 19 59

JNO. C. JEFFORDS NOTARY PUBLIC Davidson County

Commission Expires May 14th 1960

Jno. C. Jeffords Notary Public

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