K 2922

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by R. H. TEMPLETON AND WIFE, FAUSTINE F. TEMPLETON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged

we, REUBEN R. GODSEY, SR., AND WIFE, SARA M. GODSEY have bargained and sold, and by these presents do transfer and convey unto the said R. H. TEMPLETON AND WIFE, FAUSTINE F. TEMPLETON 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. 24 on the Map of Madison Heights, Section 1, of record in Book 1424, page 6, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Florence Avenue, common corner of lots Nos. 23 and 24; thence in an easterly direction along the line between said two lots, 400 feet to a point; thence in a northerly direction, 12.7 feet to a point in the southerly margin of Neely's Bend Road; thence with said Road in a westerly direction, 377.1 feet to a point; thence around a curve in a southwesterly direction 44.45 feet to a point in the easterly margin of said Florence Avenue; thence in a southerly direction, along the margin of said Avenue 69.2 feet to the point of beginning.

Being the same property conveyed to Reuben R. Godsey, Sr., and wife, Sara M. Godsey by deed from R. R. Mincey and wife, of record in Book 2707, page 165, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1049, page 528, and conditions on the plan of record in Book 1424, page 6, 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 R. H. TEMPLETON AND WIFE, FAUSTINE F. TEMPLETON their heirs and assigns, forever.

And we do covenant with the said R. H. TEMPLETON AND WIFE, FAUSTINE F. TEMPLETON 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 taxes for the year 1959 which have been prorated and are hereby assumed by the grantee

And we, REUBEN R. GODSEY, SR., AND WIFE, SARA M. GODSEY do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. H. TEMPLETON AND WIFE, FAUSTINE F. TEMPLETON their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of June, 19 59

Reuben R. Godsey, Sr.
Sara M. Godsey

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Evelyn S. Kurz, a Notary Public in and for said County and State, the within named REUBEN R. GODSEY, SR., AND WIFE, SARA M. GODSEY the bargainor, s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose herein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 19 59

Evelyn S. Kurz
Notary Public

My Commission expires October 28, 1961

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