K 2928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other valuable considerations cash in hand paid, the receipt of which is hereby acknowledged, I, NETTIE E. SUDEKUM, a widow, have bargained and sold, and by these presents do transfer and convey unto RIDGEFIELD REALTY COMPANY, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the westerly margin of the Franklin Road at the northeast corner of the Standard Oil Company Lot 103.5 feet north of the North margin of Vaulx Lane or Kirkwood Lane; thence westerly, parallel to the North margin of said Lane and along the North line of said Standard Oil Company's Property, 150 feet to the easterly margin of a 20-foot alley; thence with the margin of the same northerly 238.5 feet, more or less, to the south margin of Horner Avenue; thence with the margin of the same easterly 131.6 feet to a point, the beginning of a curve at a concrete monument; thence around said curve in a southeasterly direction to a concrete monument in the westerly margin of the Franklin Road; thence with the margin of the same southerly to the point of beginning.

Being part of the same property conveyed to Anthony Sudekum by deed from Home Mortgage Company of record in Book 1129, page 686, Register's Office of Davidson County, Tennessee; the said Anthony Sudekum having since died and said property devised to Nettie E. Sudekum by Will of record in Will Book _____, page ____, County Court Clerk's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ridgefield Realty Company, its successors and assigns, forever.

And I, Nettie E. Sudekum, do covenant with the said Ridgefield Realty Company 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.

G 209