BK 2959

Book [illegible] Page [illegible] 491

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, H. J. Rudd and Hugh J. Bradley

have bargained and sold, and by these presents do transfer and convey unto the said Corbrey H. Bowling and wife, Mary E. Bowling, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 20, Block C, on the Map of Croleywood Subdivision, Section 2, as of record in book 1130, page 100, Register's Office for said County.

Said Lot No. 20 fronts 60 feet on the northerly side of Alamo Place and runs back between lines 147.4 feet on the west line and 147.1 feet on the east line, to a dead line on which it measures 60 feet.

Being the same property conveyed to H. J. Rudd and Hugh J. Bradley, by deed from Samuel M. Tarkington and wife, dated July 1, 1958, filed July 17, 1958, and recorded in book 2797, page 25, said Register's Office.

This conveyance is made subject to restrictions of record in book 1429, page 80, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, and 30-foot building setback line from Alamo Place, as shown on plan of record in book 1130, page 100, Register's Office for 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 Corbrey H. Bowling and wife, Mary E. Bowling, their *heirs and assigns, forever.*

And we *do covenant with the said* Corbrey H. Bowling and wife, Mary E. Bowling *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 the 1959 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, H. J. Rudd and Hugh J. Bradley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Corbrey H. Bowling and wife, Mary E. Bowling, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* this 4th *day of* September, *19* 59. ~~the corporate seal of said corporation is hereto affixed and this instrument is signed hereto by its duly authorized officers on said day and date.~~

H. J. Rudd

Hugh J. Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Yvonne Evans, *a Notary Public in and for said County and State,* H. J. Rudd and Hugh J. Bradley, *the within named bargainors, with whom I am personally acquainted, and who executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *this* 4th *day of* September, *19* 59.

Yvonne Evans
Notary Public

Commission expires October 27, 1962.

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

PG 491