K 2962



WARRANTY DEED

F. Ray Edenfield and
Lucille J. Edenfield

to

Sears, Roebuck and Company

- - - -

BAILEY, EWING, DAVIES & BAILEY
NASHVILLE 3, TENNESSEE

FOR AND IN CONSIDERATION of the conveyance by the Grantee herein to the Grantors herein of a tract of land in Davidson County, Tennessee, by warranty deed, receipt of which is hereby acknowledged by the Grantors, we the Grantors, F. Ray Edenfield and wife, Lucille G. Edenfield, have bargained and sold and by these presents do transfer and convey unto the Grantee, Sears, Roebuck and Co., a New York corporation, its successors and assigns forever, in fee simple, a certain tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

> Being Lots Nos. 11 and 12 and the East Part of Lot No. 13 on the Map of O. Ewing Plan of Lots, as of record in Book 21, page 120, Register's Office of said County, and described according to a copy of a survey thereof made by Turner Engineering Company, Inc., dated September 9, 1959, as follows:
>
> BEGINNING at an iron spike at the northwest intersection of 7th Avenue South and the first alley south of Lea Avenue; thence with the margin of 7th Avenue South, northerly 133.5 feet to the beginning of a curve; thence around said curve, northwesterly 44.9 feet to the south margin of Lea Avenue; thence with the margin of said Avenue, westerly 83 feet to an iron pin, which is 19 feet west of the corner of Lots Nos. 12 and 13; thence southerly 170.2 feet to the north margin of an alley; thence with the margin of said alley, easterly 110 feet to the point of beginning.
>
> Being the same property conveyed to Ray Edenfield and wife, Lucille G. Edenfield, by deed from Ruth Anderson Griswold, et al, as of record in Book 1430, page 362, 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 Sears, Roebuck and Co., its successors and assigns forever, and we, the Grantors herein, do covenant with the said Sears, Roebuck and Co. that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by County

G 639