K 2995

For and in consideration of the sum of $----------$10.00----------

----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by James E. Knight and wife, Edith Page Knight, the receipt of all of which is hereby acknowledged.

We, N. C. Dunn, Jr. and wife, Ruth B. Dunn

have bargained and sold, and by these presents do transfer and convey unto the said James E. Knight and wife, Edith Page Knight

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Broadwell Acres, of record in Book 3663, page 111, Register's Office for said County.

Said Lot No. 16 fronts 150 feet on the south side of Broadwell Drive and runs back 235.3 feet on the west line and 302.8 on the east line to a deal line in the rear on which it measures 181.2 feet.

Being part of the property conveyed to N. C. Dunn, Jr. and wife, Ruth B. Dunn, by deed from N. C. Dunn, Jr., et al, of record in Book 2906, page 467, said Register's Office.

This conveyance is made subject to restrictions filed for record March 12, 1956, in Book 3102, page 353, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Knight and wife, Edith Page Knight their heirs and assigns, forever.

And we do covenant with the said James E. Knight and wife, Edith Page Knight 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.

And we, N. C. Dunn, Jr. and wife, Ruth B. Dunn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Knight and wife, Edith Page Knight heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of November, 1959

Ruth B. Dunn

N. C. Dunn, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip B. Cole, a Notary Public in and for said County and State, the within named N. C. Dunn, Jr. and wife, Ruth B. Dunn

the bargainor, 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 27th day of November, 19 59

Commission expires May 16, 1961

Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From N. C. Dunn, Jr. et ux

To James E. Knight et ux

REGISTER'S OFFICE
DAVIDSON COUNTY, Tenn.
Received for record 1 day of A.D. 1959
at o'clock
Note Attached Book Page
Record Verified
TENNESSEE TITLE COMPANY
NATIONAL TITLE INSURANCE
LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

File: Mid-South Mortgage Corporation

G 463