K 3035

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($1400.00)

--- Fourteen Hundred & NO/100th. ---------- DOLLARS

Cash in hand paid, by Robert H. French & Elenora Hamm French, the receipt of which is hereby acknowledged.

I, Bessie L. Tuttle

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. French & wife, Elenora Hamm French,

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

Being part of lot No. 14 on the Plan of Anderson Estates, as of record in book 1139, page 37, Register's Office for said County, being lot No. 41 on the Revised Plan of the Subdivision of lot No. 14 of the Anderson Estates, not of record, described according to a survey made by Harvey Gee, Surveyor, December 29, 1947, as follows:

Beginning on the westerly margin of Nix Drive 130.01 feet north of the northerly margin of Roosevelt Drive, said point being the northeast corner of lot No. 40 conveyed to Sadie Sykes by deed from Walter E. Sykes, of record in book 2199, page 603, Register's Office for said County, being also the common corner of lots Nos. 40 and 41; thence with the line between said lots Nos. 40 and 41 westwardly 175 feet to the easterly line of lot No. 55; thence with the line between lots Nos. 41, 54 and 55 northwardly 120 feet to the southwest corner of lot No. 42; thence with the line between said lots Nos. 41 and 42 eastwardly 175 feet to the westerly margin of said Nix Drive; thence with same southwardly 120 feet to the beginning.

Being the same real property conveyed to Bessie L. Tuttle, by J. W. Kennaston and wife, by deed dated January 10, 1951, filed February 9, 1951, and recorded in book 1940, page 352, 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 Robert H. French & wife, Elenora Hamm French, their heirs and assigns, forever.

And I do covenant with the said Robert H. French & wife, Elenora Hamm French 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, except taxes for 1960, which has been prorated and assumed by purchasers.

And I, Bessie L. Tuttle do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert H. French & wife, Elenora Hamm French, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th. day of April, 19 60

Bessie L. Tuttle

Bessie L. Tuttle

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