K 3253

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight thousand six hundred and No/100 - ($8,600.00) - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Robert E. Taylor and wife, Rosie P. Taylor, the receipt of which is hereby acknowledged,

Pyramid Property Company
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~xxx~~ **bargained and sold, and by these presents do**es **transfer and convey unto the said** Robert E. Taylor and wife, Rosie P. Taylor

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

Being Lot No. 11 on the Map of Cumberland Gardens, Section Four, of record in Book 3106, page 24, Register's Office for said County.

Said Lot No. 11 fronts 51.0 feet on the westerly side of 26th Avenue North, and extends back between lines, 160.0 feet on the northerly side and 160.0 feet on the southerly side to a line in the rear on which it measures 50.4 feet.

Being part of the same property conveyed to Pyramid Property Company, by deed from W. L. Bainbridge Jr., and wife, of record in Book 3251, page 515, 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 Robert E. Taylor and wife, Rosie P. Taylor their **heirs and assigns, forever.**

And it does ~~xx~~ **covenant with the said** Robert E. Taylor and wife, Rosie P. Taylor **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Pyramid Property Company **do**es **further covenant and bind** itself, its successors ~~xxxx~~ **and representatives, to warrant and forever defend the title to the said land to the said** Robert E. Taylor and wife, Rosie P. Taylor their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF PYRAMID PROPERTY COMPANY, A CORPORATION AFORESAID HAS CAUSED ~~Witness xxxxxxxxxx hand xxxxxx~~ this instrument to be executed by its duly authorized officers this 21 day of July, 1961.

ATTEST: PYRAMID PROPERTY COMPANY

Evelyn Strasser
Evelyn Strasser, Secretary

BY: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

(Corporation acting without seal)

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

_____

_____

the bargainor___, **with whom I am personally acquainted, and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this _____ **day of** _____, **19**___

Commission expires _____

_____
Notary Public

G 225