K 3398

WARRANTY DEED TTC-150691 READ E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MARY STENBERG DICKENS and husband, LAWRENCE T. DICKENS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ORMAN R. FULTON and wife, COLLEEN Y. FULTON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District State of Tennessee, described as follows: being a .6 of an acre tract and a .26 of an acre tract, and described together according to a survey made by George W. Watkins, Surveyor, dated July 17, 1959, as follows: Beginning at a spike in the center of Stenberg Road, at the northeast corner of the property conveyed to Lawrence T. Dickens and wife, by deed from Edward B. Dunn and wife, as of record in Book 2960, page 565; thence leaving said Road, South 8°50' West 213.7 feet to an iron pin; thence North 79° West 56.9 feet to an iron pin in the easterly line of the property conveyed to Lawrence T. Dickens and wife, by deed from Lauren E. Bobel and wife, as of record in Book 2293, page 267; thence South 9° West 27.5 feet to a point; thence North 69°15' West 156 feet to a point; thence North 32°15' East 190 feet to a railroad spike in the center of Stenberg Road; thence with the center of the same, as follows: North 81°15' East 90 feet to a spike; and South 69° East 68.9 feet to the point of beginning.

Being the same property conveyed to Mary Stenberg Dickens, by three deeds: one from Lauren E. Bobel and wife, as of record in Book 2293, page 267; one from Edward B. Dunn and wife, as of record in Book 2960, page 565; and one from Lawrence T. Dickens, as of record in Book 3138, page 167, all in said Register's Office.

Lauren E. Bobel and wife, Dorothy Stenberg Bobel, owners of the property adjacent on the west of the land described above, join in this deed to convey to the owners of the land described above an easement in and right to use the present roadway across the NE corner of Bobel's land, for ingress & egress to the land above, in consideration of said owners' sharing equitably in the maintenance of the bridge to said roadway.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1952 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of May 19 52

Lauren E. Bobel

Dorothy Stenberg Bobel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Stenberg Dickens and husband, Lawrence T. Dickens, and Lauren E. Bobel and wife, Dorothy Stenberg Bobel, the bargainor(s), 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, the 28th day of May, 19 52

My commission expires: July 23, 1962

Notary Public

fs

28 2375

WARRANTY DEED
CB&F

From MARY STENBERG DICKENS and husband, LAWRENCE T. DICKENS, and Lauren E. Bobel et ux.

To ORMAN R. FULTON and wife, COLLEEN Y. FULTON,

File READ FOLK

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 29 day of MAY A.D. 1952 at 10:00 o'clock A M.
Noted in Book 1015 Page 140
Recorded in Book Page
According Fee $ 2.20
JAMES P. WILSON, Register
By Deputy Reg.

DOCUMENTARY INTERNAL REVENUE 20 CENTS
INTERNAL REVENUE 10 CENTS

P G 357