K 3467

WARRANTY DEED TTC-157237

REAU 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 whichh is hereby acknowledged,

MARGARET H. GRAHAM

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EMIL FREUDEMANN and wife, MINNIE FREUDEMANN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being known as Tract No. I, on the unrecorded Map of Mrs. Arthur Viachos' Subdivision of the westerly part of the Herschel Harding Property, and described according to a survey made by Hickerson & Hickerson, Engineers, dated January 21, 1960, as revised March 22, 1960, as follows: Beginning at an iron pin in the northwesterly margin of Freudeman Road, in a wire fence, in the east line of the Hugh Carney Property, which property adjoins the Old Hickory Boulevard; thence along said fence, north 35° 30' west 640 feet to a point; thence north 35° east 172 feet to a 12" elm tree, at the corner of Lot No. 2; thence with the line between Lots 1 and 2, south 29° 30' east 686 feet to an iron pin in the margin of Frudeman Road; thence with the margin of the same, southerly 81 feet to the point of beginning, containing 1.9 acres more or less.

Being part of the property conveyed to Margaret H. Graham by deed from Herschel Hardin and wife, as of record in Book 3180, page 166, said Register's Office.

This conveyance is made subject to an easement for the flow of any creeks across the land in question.

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.

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 17th **day of** December, 19 52

Margaret H. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., **a Notary Public in and for the State and County aforesaid, personally appeared the within named** Margaret H. Graham

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessing hand and official seal at Nashville, Tennessee, **this, the** 17th **day of** December, 19 52

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966

39115

WARRANTY DEED

From MARGARET H. GRAHAM

To EMIL FREUDEMANN and wife, MINNIE FREUDEMANN,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of DEC A.D. 1952 at 10 o'clock
Noted in Book 1619 Page 116
Recording Fee $2.00
Register
Deputy Reg.

REAU E. FOLK, JR., ATTY. Nashville, Tennessee

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