K 3502

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $2,500.00

Two thousand Five Hundred and no/100 DOLLARS

Cash in hand, paid by Eugene Singer and wife, Mary Jane Singer, the receipt of which is hereby acknowledged.

I, Mrs. Dorothy P. Trauernicht have bargained and sold, and by these presents do transfer and convey unto the said Eugene Singer and wife, Mary Jane Singer their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being land in the 13th Civil District, formerly the 23rd Civil District of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm, as shown on an unregistered copy of a survey made April 3, 1952 by George W. Mathis, Surveyor, as conveyed by deed from Verdie L. Wright and wife, to Mrs. Dorothy P. Trauernicht, dated October 12, 1956 and filed for record October 21, 1956 in Book 2210, page 59, R.O.D.C.

Beginning at a point in the Easterly margin of Buena Vista Pike at the N.W. corner of a tract of land conveyed to Henry Peck et Ux. by Mrs. Dorothy P Trauernicht; thence, north 4 1/2 degrees W, 100' to a point; thence, N 70 degrees E 400 feet or more to the center of Whites Creek; thence 4 1/2 degrees E with center of said creek 100 feet or more to the N.E. corner of said Peck tract; thence with the said Peck line S 70 degrees W 317 feet or more to the point of Beginning and containing .75/100 acres.

Taxes for 1957 to be paid by Seller in January 1958.

Restrictions filed for record prior to February 15, 1960, in Book 1167, page 846, R. O. D. C. said restrictions expire July 31, 1961.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Singer and wife, Mary Jane Singer their heirs and assigns, forever.

And I do covenant with the said Eugene Singer and wife, Mary Jane Singer 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.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Eugene Singer and wife Mary Jane Singer their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17 day of January, 1957

Mrs. Dorothy P. Trauernicht

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