3706

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100 *DOLLARS*
Cash paid by Betty G. Pardue and son, Wendell Pardue, as joint tenants with right of survivorship, and other good and valuable considerations, the receipt of which is hereby acknowledged.

William Gilbert Eden, Jr. and wife, Judith E. Eden
have bargained and sold, and by these presents do transfer and convey unto the said Betty G. Pardue and son, Wendell Pardue, as joint tenants with right of survivorship, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being lot No. 25 on the Map of Rolling Acres No. Two, Section Two, as of record in book 1424, page 74, Register's Office for said County.

Said lot No. 25 fronts 75 feet on the westerly side of Wilsonwood Place and runs back between parallel lines 135 feet to a dead line.

Being the same real property conveyed to W. G. Eden and wife, Leila Martin Eden by deed from W. Scott Jones, dated May 7, 1954, filed May 11, 1954, and recorded in book 2277, page 629, said Register's Office, the said W. G. Eden and wife, Leila Martin Eden both having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betty G. Pardue and son, Wendell Pardue, as joint tenants with right of survivorship, their *heirs and assigns, forever.*

And we *do covenant with the said* Betty G. Pardue and son, Wendell Pardue, as joint tenants with right of survivorship *that* we *are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, William Gilbert Eden, Jr. and wife, Judith E. Eden *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Betty G. Pardue and son, Wendell Pardue, as joint tenants with right of survivorship, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s this 2nd *day of* April, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Gilbert Eden, Jr.
William Gilbert Eden, Jr.
I Judith E. Eden
Judith E. Eden

witness [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenneth Bonning, *a Notary Public in and for said County and State,* William Gilbert Eden, Jr.

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

Witness my hand and official seal at Nashville, Tennessee,
this 2nd *day of* April, 1964.

NOTARY PUBLIC

O. Kenneth Bonning *Notary Public*

Commission expires Oct 30, 1965

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