K 1559

WARRANTY DEED

For and in consideration of the sum of Two Hundred & No/100 ---------- DOLLARS

cash in hand paid by Marvin P. Farmer and wife, Bessie Mai Farmer, and the said grantees hereby assuming and agreeing to pay the balance of the indebtedness secured by trust deed of record in Book 1415, Page 109, Register's Office for Davidson County, Tennessee, we Harley C. Clinard and wife, Mary Elizabeth Clinard

have bargained and sold, and by these presents do transfer and convey unto the said Marvin P. Farmer and wife, Bessie Mai Farmer the 13th Civil District of their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of the first tract of land conveyed to B. E. Harness and wife, Grace Harness of record in Book 1290, page 7, by William Bryan Ward and wife, Elizabeth Brown Ward.

Being a part of the original tract of land conveyed to Tinsley Drake et al by H. C. Pearson, trustee, consisting of 220 acres, more or less, by estimate and lying on the water of Island Branch, described as follows:

Beginning at an iron pin in middle of Island Branch at bridge near five room house and spring house, runs thence north 18 degrees west 200 feet to big sycamore; thence up point of hill north 43 degrees west, with R. Denny's line, 1560 feet to a stake at top of ridge at fence and in west boundary; thence with fence along ridge north 40 degrees east 220 feet; north 60 degrees east 380 feet; north 31½ degrees east 300 feet; north 11 degrees east 273 feet; north 28 degrees east 603 feet; north 33-3/4 degrees east 800 feet; north 4 degrees west 156 feet to the northwest corner of Drake's place; thence south 88 degrees east1122 feet; south 39½ degrees west 1023 feet to box elder; south 22 degrees west 396 feet to stone at edge of Island Branch; thence east 1200 feet, more or less, to a point, Scott and Drake's corner in line DeWitt tract; thence south 2 degrees west, with Scotts line passing by sycamore stump in hollow at 400 feet, in all 2600 feet to a point near gate in gap where old road crosses ridge, thence with center of old road back to beginning.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marvin P. Farmer and wife, Bessie Mai Farmer, their heirs and assigns, forever.

And we do covenant with the said Marvin P. Farmer and wife, Bessie Mai Farmer 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, except as the indebtedness referred to hereinabove

And we, Harley O. Clinard & wife, Mary Elizabeth Clinard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin P. Farmer and wife, Bessie Mai Farmer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of February, 1948

H O Clinard

Mary Elizabeth Clinard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Harley O. Clinard and wife, Mary Elizabeth Clinard

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 office, this 9th day of February, 1948.

Commission expires July 6, 1950

Geo. H. Cate
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

BM 10-47 F. & P. CO. 834

G 121