K 1560

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($2250.00)

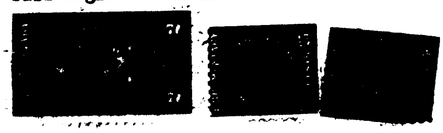
- - - - Two Thousand Two Hundred Fifty & No/100- - - - - - - - - - - - - - - DOLLARS

cash in hand paid by J. H. Spain and wife, Beulah Spain, the receipt of which is hereby acknowledged, we, O. A. Felts and wife, Pearline Felts,

have bargained and sold, and by these presents do transfer and convey unto the said J. H. Spain and wife, Beulah Spain,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February 9, 1948, by Lewis D. Justice, Surveyor, as follows:
Beginning at a point in the center line of the Nashville and Springfield Road, at the southwest corner of the property belonging to Edward Shelby; thence south 89o (20 minutes) East 240.3 feet to a stake; thence south 9o 10' east 165 feet to a stake and post; thence south 50o 30' west 71.5 feet to a stake; thence south 84o 50' west 168.2 feet to the center of the Nashville and Springfield Road; thence with the center line of the same, north 10o 30' west 230 feet to the point of beginning, containing 1.16 acres more or less.
Being part of the property conveyed to O. A. Felts and wife, Pearline Felts, by deed from Mrs. Eva Williams, a widow, of record in Book 1422, page 71, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. H. Spain and wife, Beulah Spain, their heirs and assigns, forever.

And we do covenant with the said J. H. Spain and wife, Beulah Spain, 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 the taxes for the year 1948 which are to be paid by the grantor herein.

And we, O. A. Felts and wife, Pearline Felts, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. H. Spain and wife, Beulah Spain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of February, 1948.

O A Felts
Pearline Felts

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. T. L. Ahearn, a Notary Public in and for said County and State, the within named O. A. Felts and wife, Pearline Felts,

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 19th day of February, 1948.

Commission expires April 4th, 1948

Mrs. T. L. Ahearn
Notary Public

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