1631

WARRANTY DEED

For and in consideration of the sum of ---------- 50.00 ---------- **FIFTY AND 0/100 ---------- DOLLARS** cash in hand paid by Earl C. Joslin and wife, Florine Wilson Joslin, the receipt whereof is hereby acknowledged;

We, P. B. Kinnie and wife, Frances Linton Kinnie,

have bargained and sold, and by these presents do transfer and convey unto the said Earl C. Joslin and wife, Florine Wilson Joslin, their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lying in the 8th Civil District of said County, and beginning at the Southwest corner of a tract of land owned by Earl C. Joslin and wife, Florine Wilson Joslin, by deed from Henry Sinclair and wife, Beth Joslin Sinclair, by deed of record in Book 1166, page 169, R. O. D. C. Tennessee;

Thence Westwardly along the center line of the Old Centerville Road 726.1 feet to a point; thence North 10 degrees 45' West 77.5 feet to a 24-inch Elm Tree; thence North 3 degrees 3' East 40.5 feet to a Rock; thence North 20 degrees 49' East 67.2 feet to a point; thence North 75 degrees 08' East 676.5 feet to a point in the West boundary line of Earl C. Joslin and wife; thence South with the West boundary of Earl C. Joslin and wife, to the beginning, containing 2 and 7/10 acres, more or less;

Being part of the same property conveyed to P. B. Kinnie and wife, Frances Linton Kinnie, by deed of L. F. Joslin, of record in Book 1630, page 273, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl C. Joslin and wife, Florine Wilson Joslin ---------- their heirs and assigns, forever.

And we do covenant with the said Earl C. Joslin and wife, Florine Wilson Joslin 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, P. B. Kinnie and wife, Frances Linton Kinnie, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl C. Joslin and wife, Florine Wilson Joslin, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12 day of July, 1948.

P B Kinnie

Frances Linton Kinnie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth J. Hopkins, a Notary Public in and for said County and State, the within named P. B. Kinnie and wife, Frances Linton Kinnie, the bargainors, 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 12 day of July, 1948.

Commission expires 1/14/52

Elizabeth J. Hopkins
Notary Public

SM 10-47 F. & P. CO. 830

417