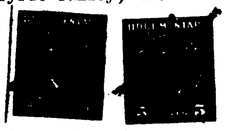
K 1640

WARRANTY DEED

For and in consideration of the sum of

Three Hundred ($300.00) and no/100 - **DOLLARS**

cash in hand paid by Ernest B. Talley and wife, Janie Tyree Talley, the receipt of which is hereby acknowledged.



We, Herbert W. Talley and wife, Katholeen H. Talley

have bargained and sold, and by these presents do transfer and convey unto the said Ernest B. Talley and wife, Janie Tyree Talley, their

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

A lot or parcel of land in the 8th, formerly the 12th, Civil District of said County, being part of lot No. 8 on the plan of the subdivision of C. C. Vernon's Farm, as of record in book 161, page 164, Register's Office for said County, being the northwest part of lot No. 3 on the unrecorded plan of said part of lot No. 8, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1946, as follows:
Beginning on the southerly margin of Maudina Street, at the common corner of lots Nos. 2 and 3, said point being 115 feet west of the westerly margin of Osceola Avenue; thence with the line between said lots, southwardly 177.3 feet to the northwest corner of the property conveyed to E. C. Talley and wife by deed from Herbert W. Talley and wife, of record in book 1630, page 193, said Register's Office; thence with Talley's north line eastwardly 30 feet to a point; thence northwardly 180 feet, more or less, to the southerly margin of Maudina Street; thence with the southerly margin of said Street, westwardly 30 feet to the point of beginning.
Being part of the property conveyed to Herbert W. Talley and wife, Katholeen H. Talley by deed from J. B. Stephens, Jr. and wife, of record in book 1339, page 673, 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 Ernest B. Talley and wife, Janie Tyree Talley, their **heirs and assigns, forever.**

And we **do covenant with the said** Ernest B. Talley and wife, Janie Tyree Talley **that** _____ **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And we **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest B. Talley and wife, Janie Tyree Talley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 24th **day of** September, **19** 48.

Herbert W. Talley

Katholeen H. Talley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, WADE SAIN, **a Notary Public in and for said County and State, the within named** Herbert W. Talley and wife, Katholeen H. Talley

the bargainer, 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 28th **day of** September, **19** 48.

Commission expires April 10, 1952

Wade Sain
Notary Public

WADE SAIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOSTER & FOSTER CO., NASHVILLE

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