K 1712

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Four Thousand and 00/100 - **DOLLARS**

cash in hand paid by John T. Green and wife, Mary Ann Green to Mrs. Rosie Teasley Harper, and her children hereinafter named, we the said Mrs. Rosie Teasley Harper, widow of J. J. Harper, and Buelah Harper Walters, Opal Harper Allen, Herschel Harper, Tula Harper Phelan, Ambers Harper, Lula Harper Williams, Clara Harper Falls, and Emma Harper Matthews, who are and constitute all of the heirs of J. J. Harper, all of whom acknowledge receipt of said Four Thousand Dollars,

have bargained and sold, and by these presents do transfer and convey unto the said John T. Green and wife, Mary Ann Green, 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 Civil District of Davidson County, Tennessee, being a part of original tract of 480 acres conveyed to George Garrett as surveyed by E. R. Southgate, Surveyor, in April, 1909, and described according to a copy of a survey thereof made March 5, 1949, by Z. J. Wilkinson, Surveyor, as follows:
Beginning at an iron pin in the center line of Harper Road just south of the entrance into Harper Road of another small road, being the northwest corner of the Wm. M. Yaney property, and being in George Bracey's east line; thence along the center line of Harper Road, North 2° East 755 feet to a stake at the most southerly point of a triangular tract of 11.9 acres marked J. T. Green on said Wilkinson survey; and continuing with the center line of said Road, along the easterly line of said 11.9 acre tract, as follows: North 36° 20' East 650 feet, North 31° 15' East 233 feet, North 16° 30' East 608 feet to the center line of said road, being the south line of the property of M. C. Poole; thence along Poole's south line, South 88° East 894.6 feet to a stone in the west line of the property of W. J. Merritt; thence with Merritt's west line, South 2° West, passing through a stone and iron pipe on said line, 2105 feet to a stake, in a fence, being Yaney's northeast corner; thence with Yaney's north line, North 87° 15' West 1535 feet to the point of beginning, containing 62.1 acres.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Green and wife, Mary Ann Green, their **heirs and assigns, forever.**

And we **do covenant with the said** John T. Green and wife, Mary Ann Green **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 1949 State and County taxes which are assumed by Purchaser, and easement of American Telephone & Telegraph Co.

And we, the above mentioned heirs of J. J. Harper **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John T. Green and wife, Mary Ann Green their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 25 **day of** March, 1949.

Rosie Teasley Harper — Beulah Harper Walters
Emma Harper Matthews — Opal Harper Allen
Ambers Harper — Tula Harper Phelan.
Lula Harper Williams — Herschel Harper
Clara Harper Falls.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances Caldwell, **a Notary Public in and for said County and State, the within named** Rosa Teasley Harper, Emma Harper Matthews, Ambers Harper, Lula Harper Williams, Clara Harper Falls, Beulah Harper Walters, Opal Harper Allen, Tula Harper Phelan, and Herschel Harper **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** 25 **day of** March, **194**9

Commission expires 2-6-51

Frances Caldwell
Notary Public

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