K 1764

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ SEVEN THOUSAND ONE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - ($7,100.00) - - - - - - - - - - - - - - - - - - DOLLARS Cash in hand paid by Walter B. Dorris and wife, Elise S. Dorris, the receipt of which is hereby acknowledged, we

ARTHUR WILKINS and wife, EDNA WILKINS

have bargained and sold, and by these presents do transfer and convey unto the said Walter B. Dorris and wife, Elise S. Dorris their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 on the plan of H. P. Drake, et al, Subdivision, not of record, described according to a survey made by J. R. Scott, Surveyor, March 23, 1948, as follows:
Beginning at a point on the easterly margin of Two Mile Pike, at the northwest corner of the property conveyed to Edward Ray Anderson and wife by deed from Arthur Wilkins and wife, of record in Book 1759, Page 611, Register's Office for said County, being the corner of lots Nos. 2 and 3; thence with the line between said two lots, eastwardly 311 feet; thence north 7° west 210 feet; thence south 48° west 350 feet to the easterly margin of said Two Mile Pike; thence with same, southwardly 90 feet to the beginning.
Being part of the property conveyed to Arthur Wilkins and wife, Edna Wilkins, by deed from Frank R. Tinnon and wife, of record in Book 1731, Page 165, said Register's Office.
This conveyance is made subject to Easement for a right-of-way granted Postal Telegraph Cable Company, of record in Book 722, page 40, Register's Office for Davidson County, Tennessee, and Easement for a right-of-way granted American Telephone & Telegraph Company, of record in Book 1260, page 22, Register's Office for Davidson County, Tennessee; and Restrictive covenants contained in deed from Frank R. Tinnon and wife to Arthur Wilkins and wife, dated June 22, 1949, of record in Book 1731, page 165, 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 Walter B. Dorris and wife, Elise S. Dorris their heirs and assigns, forever.

And we do covenant with the said Walter B. Dorris and wife, Elise S. Dorris 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, Arthur Wilkins and wife, Edna Wilkins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter B. Dorris and wife, Elise S. Dorris their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of November, 1949.

Arthur Wilkins

Edna Wilkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Arthur Wilkins and wife, Edna Wilkins

O. G. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Nashville, Tennessee, this 7th day of November, 1949

Commission expires July 11, 1951

O. G. Jones, Notary Public

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