1780

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - Two Thousand and No/100-($2,000.00)- - - - - -
- - - - - - - - - - - - - - - -($2,000.00)- - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Joseph R. Bowers and wife, Mary M. Bowers, receipt of which is hereby acknowledged, and in futher consideration the said Joseph R. Bowers and wife, Mary M. Bowers have assumed and agree to pay an indebtedness in the sum of $4,842.63, owing to First Federal Savings and Loan Association of Nashville. Said indebtedness being the balance owing on a Mortgage Note originally in the sum of $5,550.00, which said note is secured by a deed of trust recorded in Book 1545, page 251, Register's Office for Davidson County, Tennessee.

We, James E. Tomlinson and wife, Willie Sue Tomlinson
have bargained and sold, and by these presents do transfer and convey unto the said
* * * * * * * * * * * *JOSEPH R. BOWERS AND WIFE, MARY M. BOWERS* * * * * * * * * * *
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 10th Civil District of Davidson County, Tennessee, being the westerly part of a 101-acre Tract described in the deed of record in Book 1102, page 138, Register's Office for said County, and described according to a copy of a survey made by Watkins and Murray, Surveyors, September 24, 1948 as follows:
Beginning at a stake in the southerly margin of Lickton Pike, at a corner of a small tract marked "Farley" which was excluded from the deed in Book 1102, page 138, said Register's Office; thence along the easterly line of said tract, south 54°30' east 180.5 feet to a spike in the center of old Cummings Creek Road, the northwest corner of a tract conveyed to G.A. Farley by deed of record in Book 967, page 794, said Register's Office; thence along said Farley's north line, E.J. Cummings' and W.F. Benton's north line, south 87° 15' east 2682 feet to a corner fence post; thence north 39° 30' west 1570 feet to a stake; thence south 80° 50' west 303 feet to a xxxxxx stake; thence crossing Cummings Creek Road, north 8° 10' west 303 feet to a stake and small cedar in the south margin of the Lickton Road or Pike; thence along the margin of said pike as follows: South 77° 30' west 300 feet; south 68° 45' west 200 feet, south 58° west 200 feet, south 46° 45' west 300 feet, south 37° 45' west 800 feet, south 36° west 181 feet to the beginning, containing 50 acres, more or less.
Being the same property conveyed to James E. Tomlinson and wife, Willie Sue Tomlinson by deed from Edna Tomlinson Lee and husband, of record in Book 1536, page 425, said Register's Office.
This conveyanceis subject to an easement for a creek across the premises.
The grantors herein hereby transfer to the grantees herein all funds held in escrow for the payment of taxes and insurance premiums in connection with the above mentioned deed of trust.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph R. Bowers and wife, Mary M. Bowers their heirs and assigns, forever.

And we do covenant with the said Joseph R. Bowers and wife, Mary M.Bowers 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 as above stated.

And We, James E. Tomlinson and wife, Willie Sue Tomlinson do further covenant and bind ourselves,our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph R. Bowers and wife, Mary M. Bowers their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30 day of November, 19 49.

James E. Tomlinson
Willie Sue Tomlinson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named James E. Tomlinson and wife, Willie Sue Tomlinson 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 30 day of November, 1949.

Commission expires July 9th, 1951.

Joe W. Rives
Notary Public

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