K 1875

WARRANTY DEED Form 100 Published by Tennessee Title Company

For and in consideration of the sum of $10.00- TEN AND NO/100 - DOLLARS

Cash in hand paid by Clyde Bowen and wife, Dufsy Bowen, receipt of which is hereby acknowledged and other good and valuable considerations,

We. R. G. Straughn and wife, Geneva P. Straughn,

have bargained and sold, and by these presents do transfer and convey unto the said Clyde Bowen and wife, Dufsy Bowen 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 5th. formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, for said County, April 23, 1936, as follows:

Beginning at a point in the center of Mill Creek Valley Turnpike 188 feet north of the northwest corner of a tract of land owned by Mrs. Simpson or Bowden; thence with the center of said Mill Creek Valley Turnpike, north 37° west 172 feet, more or less, to an iron pipe in Jennings' corner; thence south 51-3/4° west 241 feet to a stake; thence continuing in the same direction 195 feet, in all 436 feet, more or less, to a point; thence westwardly 575 feet, more or less, to a cedar tree in the northeast corner of a tract of land owned by C. A. Bridges; thence with Bridges' eastern boundary line, south 2¼° west 749 feet to a post; thence in a northeasterly direction 1337 feet, more or less, to the beginning, containing 8 acres, more or less.

Being the same property conveyed to R. G. Straughn by deed from Sam T. Jackson and wife, of record in book 1581, page 599, 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 Clyde Bowen and wife, Dufsy Bowen their heirs and assigns, forever.

And we do covenant with the said Clyde Bowen and wife, Dufsy Bowen 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 for 1950 taxes.

And we, R. G. Straughn and wife, Geneva P. Straughn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clyde Bowen and wife, Dufsy Bowen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of July, 1950.

R. G. Straughn

Geneva P. Straughn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Janet Johnston, a Notary Public in and for said County and State, the within named R. G. Straughn and Geneva P. Straughn

the bargainor, 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 19th day of July, 1950

Commission expires July 7, 1954

Janet Johnston
Notary Public

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