K 1877

WARRANTY DEED

For and in consideration of the sum of Four Thousand Seven Hundred Fifty and no/100---- ----

-------------------- ($4,750.00)-------------------- DOLLARS

cash in hand paid by J. M. Green and wife, Janie Foster Green receipt of which is hereby acknowledged,
we, Arthur L. Ferguson and wife, Virginia Ferguson

______ have bargained and sold, and by these presents do transfer and convey unto the said J. M. Green and wife, Janie Foster Green

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 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, October ______, 1947, being Lot No. 2 on the Plan of t e John D. Brown Property, described as follows:

Beginning at the common corner of lots Nos. 1 and 2, said beginning point being in the center line of Charlotte Pike, 214.6 feet east of the center line of Old Hickory Boulevard; thence with the line between lots Nos. 1 and 2, southwardly 602.8 feet to the northerly line of Gower School Property; thence with the northerly line of said property, eastwardly 181.5 feet to the corner of lots Nos. 2 and 3; thence with the line, between said lots northwardly 720.9 feet to the center line of Charlotte Pike; thence with the center line of said Pike, westwardly 200 feet to the point of beginning.

Being the same property conveyed to Arthur L. Ferguson and wife, Virginia Ferguson by deed from John D. Brown and wife, of record in book 1542, page 452, said Register's Office.
Subject to restrictive covenants of record in Book 1542, page 452, said Register's Office.
Easement for a right-of-way of the Tennessee Electric Power Company of record in book 787, page 3, 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 J. M. Green and wife, Janie Foster Green their heirs and assigns, forever.

And we do covenant with the said J. M. Green and wife, Janie Foster 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 for 1950 taxes which have been prorated and assumed by the grantees.

And we, Arthur L. Ferguson and wife, Virginia Ferguson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. M. Green and wife, Janie Foster Green their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of August, 1950

Arthur L. Ferguson

Virginia Ferguson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Aileen F. Wagers, a Notary Public in and for said County and State, the within named Arthur L. Ferguson and wife, Virginia Ferguson

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 office, this 12th day of August, 1950

Commission expires May 23, 1953

Aileen F. Wagers
Notary Public

AILEEN F. WAGERS NOTARY PUBLIC DAVIDSON COUNTY

G 337