K 1976

WARRANTY DEED Form 1001 Published by [illegible]

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

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, we, E. C. Nichols and wife, Lucile H. Nichols

have bargained and sold, and by these presents do transfer and convey unto the said John M. Barnes and wife, Paula M. Barnes

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 25 on the plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by L. D. Justice, Surveyor, July 1, 1944, as follows:

BEGINNING at a point on the easterly margin of Tanglewood Drive, 650 feet south of the southerly margin of Haysboro Avenue, said point being the corner of Lots Nos. 24 and 25; thence with the line between said two lots, eastwardly 255 feet to the southeast corner of Lot No. 24; thence southwardly 100 feet to the northeast corner of Lot No. 26; thence with the line between Lots Nos. 25 and 26, westwardly 245 feet to the easterly margin of said Drive; thenc with said Drive, northwardly 100 feet to the beginning.

Being the same property conveyed to E. C. Nichols by deed from George Howard Moore and wife, of record in Book 1784, page 35, 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 John M. Barnes and wife, Paula M. Barnes

their heirs and assigns, forever.

And we do covenant with the said John M. Barnes and wife, Paula M. Barnes,

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 1951 taxes which are pro rated

And we, E. C. Nichols and wife, Lucile H. Nichols

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 M. Barnes and wife, Paula M. Barnes

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of May, 19 51.

E C Nichols

(X) Lucile H Nichols

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named

E. C. Nichols

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, Davidson County, Tennessee, this 23 day of May, 19 51.

Commission expires January 29, 1955

Jessie B. Overton
Notary Public

G 231