K 2023

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Five Hundred and 00/100 ($9,500.00) DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged,

We, Frank C. Tittle and wife, Lina H. Tittle have bargained and sold, and by these presents do transfer and convey unto the said Doss Daniel Ferguson and wife, Valera Ferguson, 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 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lot No 7 on the Map of Bransford Realty Company's Amqui Subdivision, as of Record in Book 421, pages 38 and 39, Register's Office for said County, described as follows:

Beginning in the center of Highland Circle at the corner of Lots Nos. 7 and 8; thence with the center of said Circle in an easterly direction 265 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, north 4 deg. east 900 feet to the northerly line of said plan of lots; thence with said line, north 85½ deg. east 263 feet to the northwest corner of lot No. 7; thence with the line between lots Nos. 7 and 8, south 4 deg. west 875 feet to the point of beginning, containing 5.30 acres, more or less.

Being the same property conveyed to Frank C. Tittle and wife, Lina H. Tittle by deed from Mary Bowman Matthews and husband, Earl Matthews, of record in Book 1349, page 260, R.O.D.C. 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 Doss Daniel Ferguson and wife, Valera Ferguson their heirs and assigns, forever.

And We do covenant with the said Doss Daniel Ferguson and wife, Valera Ferguson 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, Frank C. Tittle and wife, Lina H. Tittle do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Doss Daniel Ferguson and wife, Valera Ferguson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 2nd day of October, 1951

Frank C Tittle

Lina H. Tittle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Binkley, a Notary Public in and for said County and State, the within named Frank C. Tittle and wife, Lina H. Tittle

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 office, this 2 day of Oct 1951

Commission expires May 6 1952

Louise Binkley
Notary Public

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