K 2039

For and in consideration of the sum of $ 4,000.00 - - - - - - - - - - - - - - - - - - - - - - -

FOUR THOUSAND AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, receipt of which is hereby acknowledged,

we,

H. P. MAYNARD and wife, EMMA O. MAYNARD,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES WESLEY NEVILS and wife, SARA P. NEVILS,

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

Being in the 2nd, formerly 5th, Civil District of said County, near the Town of Antioch, and being known as Lot No. 6 on the Map of the Division of the S. H. Culbertson Land, and described as follows:

BEGINNING at a point in the southwesterly margin of the right-of-way of the N. C. & St. L. Railroad, at the northwest corner of the property of Hunter, which was formerly conveyed to W. E. Fly by deed of record in Book 162, page 562, Register's Office for said County, said point being in the center line of an alley or road 15 feet wide, running northeasterly from the Mill Creek Valley Pike to the right-of-way of said railroad; thence with the center line of said alley, along Hunter's westerly line, South 52° West 153 feet to the center line of an alley, now abandoned, being the northeast corner of Lot No. 1; thence with the line between Lots 1 and 6, along the center line of said alley, now abandoned, North 56-1/4° West 183-1/2 feet to the common corner of Lots Nos. 6 and 7; thence with the line between said lots, North 49° East 219 feet to a point in the margin of said railroad right-of-way; thence with the margin of the same, South 35-1/2° East 177 feet to the beginning.

Being the same property conveyed to H. P. Maynard and wife, Emma O. Maynard, by deed from Beatrice Goodwin et al, of record in Book 1414, page 109, 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 James Wesley Nevils and wife, Sara P. Nevils,

their heirs and assigns, forever.

And we do covenant with the said grantees herein

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, H. P. Maynard and wife, Emma O. Maynard,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their

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

Witness our hands this 17 day of March, 1952.

H. P. Maynard

Emma O. Maynard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named H. P. Maynard and wife, Emma O. Maynard,

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 [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible].

Commission expires [illegible]

Notary Public

WARRANTY DEED
G-WARR - MB

FROM

H. P. MAYNARD et ux,

EMMA O. MAYNARD

TO

JAMES WESLEY NEVILS et ux,

SARA P. NEVILS

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received [illegible] at 1:40 P.M. March 17 1952
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