K 2086

For and in consideration of ~~the sum of~~ LOVE AND AFFECTION,

~~DOLLARS~~

I, R.N.HUTTON have bargained and sold, and by these presents do transfer and convey unto the said CHARLENE HUTTON PICKARD

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

Land located in the 9 Civil District of Davidson County, Tennessee, on McCrory Road, as surveyed by S.H. Hutchison on June 12th, 1952. Beginning at a point in the center of McCrory Road, same being the Northeast corner of the Presley tract; thence South 75 degrees West 41½ poles to a stake; thence North 20 degrees West 44 3/4 poles to a small Black Walnut tree with small Elm Pointer at the edge of a drain; thence North 57 degrees East 36 poles to center of the McCrory Road; thence South 50 degrees East 12 poles to point in said Road; thence South 23½ degrees East 10 poles to a point in said Road; thence South 11 degrees East 18 poles to a point in said Road; thence South 27 degrees East 18¼ poles to point of beginning, containing 12 3/4 acres, be the same more or less.

The above land is a portion of a 24½ acre tract conveyed to Roger N. Hutton by deed Feb. 13th, 1935 from W.D. Hutton et ux Sadie L. Hutton, Roger N. Hutton et ux Laura J. Hutton, Vera Mai Hutton, unmarried woman, Phillip Brown et ux Sallie (Brown) Hutton. Recorded in book 962 page 454, 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 CHARLENE HUTTON PICKARD

her heirs and assigns, forever.

And I do covenant with the said CHARLENE HUTTON PICKARD

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, R.N. Hutton

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLENE HUTTON PICKARD

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

Witness my hand this 26th day of June, 19 52.

R. N. Hutton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Howard Fyffe, a Notary Public in and for said County and State, the within named R.N. HUTTON, A SINGLE MAN

the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of June 19 52

Commission expires April 6, 1955

Howard Fyffe
Notary Public

WARRANTY DEED

FROM

R.N. HUTTON

TO

CHARLENE HUTTON PICKARD

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