2098

For and in consideration of the sum of $5,000.00- - - - - - - - - - - - - - - -

FIVE THOUSAND & NO/100- DOLLARS

cash in hand paid by A. E. Pugh and wife, Addie P. Pugh, the receipt of which is hereby acknowledged, we, Clarence Thaxton and wife, Pauline Thaxton, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said A. E. Pugh and wife, Addie P. Pugh, 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 10th Civil District of said County, being part of Lot No. 4 on the Plan of J. W. Cude's Subdivision of Edgefield Junction, as of record in Book 421, page 105, Register's Office for said County, and described as follows:

BEGINNING at a point at the northeast intersection of Gallatin Pike and Edgefield Junction Road, or Edenwold Road, shown as a County Road on said Plan; thence with the northeasterly margin of said Edgefield Junction Road, southeasterly 122 feet more or less to the most westerly corner of the property conveyed to Clarence Thaxton and wife, Pauline Thaxton, by deed of record in Book 2098, page 403, said Register's Office; thence with his line northeasterly 220 feet more or less to a point in the center line of a branch, the south boundary line of Lawrence Thaxton's property; thence with said Lawrence Thaxton's southerly boundary line, westerly along the center of said branch, as it meanders, 179 feet more or less to the southeasterly margin of Gallatin Pike or Road; thence with the margin of the same, southwesterly 112 feet more or less to the beginning.

Being the same property conveyed to Clarence Thaxton and wife, Pauline Thaxton, by deed from C. D. Hicks and wife, of record in Book 2098, page 521, 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 A. E. Pugh and wife, Addie P. Pugh, their heirs and assigns, forever.

And we do covenant with the said A. E. Pugh and wife, Addie P. Pugh, 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, Clarence Thaxton and wife, Pauline Thaxton, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said A. E. Pugh and wife, Addie P. Pugh, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of October, 1952.

Clarence Thaxton

Pauline Thaxton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Lancis, a Notary Public in and for said County and State, the within named Clarence Thaxton and wife, Pauline Thaxton, the bargainors, 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, Tennessee, this 21st day of October, 1952.

Commission expires 4/25/54

W. H. Lancis
Notary Public

WARRANTY DEED

FROM
CLARENCE THAXTON et ux

TO
A. E. PUGH et ux

Filed Oct. 31 1952 9:31 A.M.
W. M. Hinsley, Register
2.00

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TENNESSEE TITLE INSURANCE CORPORATION of Richmond, Virginia
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