K 2105

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

# WARRANTY DEED

For and in consideration of the sum of Five ($5.00) and no/100 ---------- DOLLARS and other good and valuable consideration, s receipt of which is hereby acknowledged,

I, Horace Bennett, executor, have bargained and sold, and by these presents do transfer and convey unto the said Edgar Arrington and wife, Ethel Arrington their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning in the center of Eaton's Creek Road, George Arrington's southwest corner in Gus Aita's line; thence south 86½° east 218 feet to a fence; thence north 34½° east 50.4 feet to a stake; thence north 53° west 157 feet to the center of said road; thence with the same, south 44° west 172 feet to the beginning, containing 0.44 of an acre, more or less.

Being the same property conveyed to J. R. Arrington and wife, Martha Arrington by deed from G. W. Arrington and wife, dated March 29, 1945, of record in Book 1315, page 401, Register's Office for said County, the said J. R. Arrington and wife, Martha Arrington, both having since died. Horace Bennett being the named executor under the will of Martha Arrington of record in Will Book 66, page 56, County Court Clerk'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 Edgar Arrington and wife, Ethel Arrington their heirs and assigns, forever.

And I do covenant with the said Edgar Arrington and wife, Ethel Arrington 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. except for taxes which are assumed by the grantees herein named.

And I, Horace Bennett, Executor do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Edgar Arrington and wife, Ethel Arrington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of January, 19 53

Horace E. Bennett Executor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred S. Cowell, a Notary Public in and for said County and State, the within named Horace Bennett, Executor 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 office, this 7 day of January, 19 53

Commission expires July 9 1956

Fred S. Cowell
Notary Public

DAVIDSON COUNTY TENN.

BOOK 595