2138

WARRANTY DEED

For and in consideration of the sum of Five hundred thirty nine and 60/100 ($539.60)

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Cash in hand paid by William Birdine and Novella Birdine, the receipt of which is hereby acknowledged.

We, R. M. Holly, J. C. Griffin and W. H. Tadlock

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

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

A small tract of land in the 12th Civil District of Davidson County, Tennessee being Lots Nos. 28 and 29 on the unrecorded plan known as Hickory Heights, being a resubdivision of Lots C. and D of Dewey Heights, as of record in Book 161, Page 94, Register's Office for said county, said Lots Nos. 28 and 29 described according to a copy of a survey made May 22, 1948 by Z. J. Wilkinson, surveyor, as follows:

Beginning at a point in the easterly margin of Avalon Drive, at the common corner of Lots Nos. 27 and 28, said point being 272 feet south of the north property line of the said Subdivision and running thence between Lots No. 27 and 28 150 feet to a point; running thence southwardly 100 feet along the line between Lots Nos. 17, 18, 28 and 29; running thence westwardly with the line between Lots Nos. 29 and30 to the eastern margin of Avalon Drive, and running thence northward 100 feet along the eastern margin of Avalon Drive to the point of beginning.

This being a part of the same property conveyed to R. M. Holly, et al by Deed from Napolean Person, Waymon Person and Almeattie Person of record in Book 1910, Page 483, said Registers 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 William Birdine and Novella Birdine their heirs and assigns, forever.

And we do covenant with the said William Birdine and Novella Birdine that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, Our heirs and representatives, to warrant and forever defend the title to the said land to the said William Birdine, and Novella Birdine their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of June, 1951.

Evelyn H. Lomax — R. M. Holly

Sadie L. Helms — J. C. Griffin

W. H. Tadlock

STATE OF ~~TENNESSEE~~ North Carolina
~~County~~ County Union

Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

the bargainor___, with whom I am personally acquainted, and who acknowledged that___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this____day of______, 19__.

Commission expires________ ________ Notary Public

BM 10-47 F. & P. CO. 93e

559