2142

For and in consideration of the sum of $14,500.00 * * * * FOURTEEN THOUSAND FIVE HUNDRED AND NO/100 * DOLLARS

cash in hand paid by Tolbert Boyd Atnip et ux, Billie Stevens Atnip and Raymond E. Falkenberry et ux, Ruth Falkenberry,

We, Hayden P. Sellers and Douglas Sellers

have bargained and sold, and by these presents do transfer and convey unto the said Tolbert Boyd Atnip et ux, Billie Stevens Atnip and Raymond E. Falkenberry et ux, Ruth Falkenberry, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 234 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, R.O.D.C., Tennessee.

Said lot No. 234 is described as beginning at a point in the westerly margin of McGavock Pike the common corner of lots Nos. 233 and 234; thence westerly with the line between said lots, 307 feet to a point in the easterly line of lot No. 27; thence with the easterly line of lots Nos. 27 and 28, southerly 93 feet to the common corner of lots Nos. 234 and 235; thence easterly with the line between said lots, 307 feet to the westerly margin of McGavock Pike; thence with the margin of said Pike, northerly 93 feet to the beginning.

Being part of the property conveyed to Hayden P. Sellers and Douglas Sellers, by deed from McFarland Heights, Inc., of record in Book 1942, page 471, 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 Tolbert Boyd Atnip et ux, Billie Stevens Atnip and Raymond E. Falkenberry et ux, Ruth Falkenberry, their heirs and assigns, forever.

And we do covenant with the said Tolbert Boyd Atnip et ux, Billie Stevens Atnip, and Raymond E. Falkenberry et ux, Ruth Falkenberry 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, Hayden P. Sellers and Douglas Sellers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Tolbert Boyd Atnip et ux, Billie Stevens Atnip and Raymond E. Falkenberry et ux, Ruth Falkenberry, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of April, 1953

Hayden P. Sellers
Douglas Sellers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Hayden P. Sellers and Douglas Sellers

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 office, this 14 day of April, 1953

Commission expires 10-27-56 [illegible]
Notary Public

WARRANTY DEED

FROM HAYDEN P. SELLERS AND DOUGLAS SELLERS

96424

TO

TOLBERT BOYD ATNIP ET UX,
BILLIE STEVENS ATNIP AND
RAYMOND E. FALKENBERRY ET UX,
RUTH FALKENBERRY

15 APR 8 '53 123
305 80 200

Title Company
Titles Guaranteed



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