2146

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten----------

----------($10.00)---------- DOLLARS

paid in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carl Batson and M. T. Melvin

_____ have bargained and sold, and by these presents do transfer and convey unto the said William D. Lyon, Jr. and wife, Shirley Ann Lyon, 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. 1 on the Plan of Donelsonwood Subdivision of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly side of Donelsonwood Drive, the same being the common corner of Lot No. 1 and a lot marked "Reserved for future Commercial" in said subdivision; thence with the westerly margin of Donelsonwood Drive 75 ft. to a concrete monument; thence continuing with the westerly margin of Donelsonwood Drive around an arc to the right 71.99 ft. to a concrete monument; thence continuing with said westerly margin of said Donelsonwood Drive 9.67 ft. to a point; thence Northwestwardly with the dividing line between Lots 1 and 2 in said subdivision 144.6 ft. to a point; thence Eastwardly with the dividing line between Lot No. 1 and the Lot marked "Reserved for future commercial", 152 ft. to the beginning.

Being a part of the same property conveyed to Carl Batson and M. T. Melvin by deed from Coen C. Cloyd, et al, of record in Book 2101, page 15, Register'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 William D. Lyon, Jr. and wife, Shirley Ann Lyon, their _____ _____ _____ heirs and assigns, forever.

And we do covenant with the said William D. Lyon, Jr. and wife, Shirley Ann Lyon _____ 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, Carl Batson and M. T. Melvin _____ 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 D. Lyon, Jr. & wife, Shirley Ann Lyon, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 15 day of ~~April~~ May, 1953

_____ Carl Batson

_____ M. T. Melvin

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