2157

For and in consideration of the sum of $ _____

TEN & 00/100 ($10.00) - DOLLARS

cash in hand paid by Benjamin James Edwards and wife, Martha T. Edwards, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Ben J. Edwards and wife, Lorena Edwards,

_____ have bargained and sold, and by these presents do transfer and convey unto the said BENJAMIN JAMES EDWARDS AND WIFE, MARTHA T. EDWARDS, 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 3d, formerly 15th, and originally the 2nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made August 5, 1953, by Stephen A. Draper, Surveyor, as follows:
BEGINNING at a point in the Southeast margin of Lebanon Pike, 50 feet Northeast from the Northeast corner of the land conveyed to Jimmye E. Bryan by deed from F. L. Melton and wife, of record in Book 1324, page 203, Register's Office for said County, said point being 50 feet Northeast from the common corner of the Ben J. Edwards property and of the Bryan property; thence along the margin of the Lebanon Pike, North 30° 26' East 200 feet to a point; thence leaving said Pike, South 46° East 267.3 feet to a point; thence South 30° 26' West 200 feet to a point which is 50 feet Northeast of said Bryan property; thence North 46° West, parallel to and 50 feet North of said Bryan lot, 267.3 feet to the point of beginning, containing 1.21 acres, more or less. Being part of the property conveyed to Ben J. Edwards and wife, Lorena Edwards, by deed from Irvine T. Morgan and wife, of record in Book 770, page 477, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin James Edwards and wife, Martha T. Edwards, their _____ heirs and assigns, forever.

And we _____ do covenant with the said Benjamin James Edwards and wife, Martha T. Edwards, _____ 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, Ben J. Edwards and wife, Lorena Edwards, _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Benjamin James Edwards and wife, Martha T. Edwards, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands s 18th August, 19 53.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Ben J. Edwards and wife, Lorena Edwards, _____ the bargainor, 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 _____ day of August, 19 53.

Commission expires _____

Notary Public

10058

WARRANTY DEED
LE - G-90832

FROM
BEN J. EDWARDS ET UX

TO
BENJAMIN JAMES EDWARDS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 21
Received for record AUG 1953
at 1:07 P.M. and recorded in Book 2157 page 551
Fee $ 1.10

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