K 2243

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $1,200
One Thousand Two Hundred -DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged,

We have bargained and sold, and by these presents do transfer and convey unto the said Claiborne W. Lytle and wife, Nancy J. Lytle 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 6th Civil District of Davidson County, Tennessee, being a part of the Dickinson Farm as conveyed to S. L. Felts, Jr. by deed of record in Book 2145, page 581, Register's Office for said County, and being shown as Tract No. 2 on a plan of Subdivision of L. B. Jones et al's Tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, November 4, 1953, and described according to a copy of said plan, as follows:
Beginning at a point in the center line of Pettus Road, at the common corner of Tracts 1 and 2, being the northwest corner of the land conveyed to Guy L. Watson by deed of record in Book 2204, page 285, said Register's Office; thence with the center of said road, north 82° 30' west 200 feet to the corner of Tract 3; thence with the line between Tracts 2 and 3, south 4° west 542.8 feet to a point; thence south 87° 30' east 199.3 feet to a corner of Tract 1, being Watson's southwest corner; thence with his west line, north 4° east 524 feet to the beginning, containing 2.44 acres, more or less.
Being part of the property conveyed to L. B. Jones and J. G. Jenkins, by deed from S. L. Felts, Jr. and wife, of record in Book 2198, page 475, said Register's 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 Claiborne W. Lytle and wife, Nancy J. Lytle their heirs and assigns, forever.

And we do covenant with the said Claiborne W. Lytle and wife, Nancy J. Lytle 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 do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Claiborne W. Lytle and wife, Nancy J. Lytle their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of ~~November~~ December, 19 53

L. B. Jones
J. G. Jenkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M F Lowe, a Notary Public in and for said County and State, the within named L. B. Jones and J. G. Jenkins

the bargainers, 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 19 day of December, 19 53

Commission expires January 16 1954

M F Lowe
Notary Public

PG 71