BK 2243

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - -$10.00- - - - - - - - - - -

- - - - - - - - - - -Ten and No/100- - - - - - - - - - - - DOLLARS and other good and valuable considerations, including the assumption of the balance of a note secured by deed of trust executed by Elmer E. Burgin, Jr., and wife, to Ferriss C. Bailey, Trustee, of record in Book 2129, page 455, R.O.D.C., Tennessee, to secure Murphree Mortgage Company the original principal sum of $6,000.00, We, Elmer E. Burgin, Jr., and wife, Dollie S. Burgin have bargained and sold, and by these presents do transfer and convey unto the said J.M. Armstrong and wife, Katherine S. Armstrong their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of H. G. McNabb's Subdivision of record in Book 1130, page 64, Register's Office for Davidson County, and described as follows:

Beginning at a point in the easterly margin of Louise Drive at the corner of Lots Nos. 13 and 14; thence with the line between said lots easterly 161 feet to a strip marked "Reserved"; thence with the west line of said strip, southerly 85 feet to the north margin of Timmons Street; thence with the margin of the same, westerly 139 feet to the beginning of a curve; thence around said curve in a northwesterly direction to another monument set in the easterly margin of Louise Drive; thence with the margin of the same, northerly 50.1 feet to the beginning.

Being the same property conveyed to Elmer E. Burgin, Jr., and wife, Dollie S. Burgin, by deed from Albert M. Scott and wife, of record in Book 2101, page 229, 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 J. M. Armstrong and wife, Katherine S. Armstrong their heirs and assigns, forever.

And We do covenant with the said J. M. Armstrong and wife, Katherine S. Armstrong 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. except as herein set forth.

And We, Elmer E. Burgin, Jr., and wife, Dollie S. Burgin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. M. Armstrong and wife, Katherine S. Armstrong, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of December, 1953

Elmer E. Burgin Jr

Dollie S. Burgin

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