K 2244

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00,

- - - - - TEN AND NO/100 - - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, - - -

We, C. J. Sain, and Tom F. Jones and wife, Ruth J. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said P. C. HARPER and wife, ANNIE M. HARPER,

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. 10 and the westerly or rear part of Lot No. 9 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Emery Drive, at the common corner of Lots 10 and 11; thence with the line between said lots northwesterly 300.5 feet to the easterly margin of the old N. C. & St. L. Railroad right-of-way, now abandoned; thence with the margin of said right-of-way southwesterly 372.3 feet to the southwest corner of Lot 9, being a corner of a tract of 4 acres marked Parcel "B"; thence with the line between Lot 9 and said 4 acre tract, southeasterly 242 feet to a point, at the most northerly corner of Lot 7, near a fence line; thence northeasterly, crossing Lot 9, 210 feet to a point in the line between Lots 9 and 10; thence with the line between said lots, southeasterly 160 feet to the westerly margin of Emery Drive; thence with the margin of the same, northerly 207.3 feet to the beginning.

Said part of Lot 9 being vested in Tom F. Jones and C. J. Sain by deed from Roy A. Jordan and wife, of record in Book 2025, page 316, and Lot 10 being vested in Tom F. Jones by two deeds, one from Roy A. Jordan and wife, of record in Book 2025, page 316, and the other from C. J. Sain, of record in Book 2155, page 102, said Register's Office.

The undersigned, Celeste T. Sain, wife of C. J. Sain, joins in this conveyance for the purpose of transferring and conveying any interest which she may have in the property herein described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said P. C. Harper and wife, Annie M. Harper, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness~~ our hands this 5th day of January, 1954.

Tom F. Jones

C. J. Sain

Celeste T. Sain

Ruth J. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named C. J. Sain, and Tom F. Jones and wife, Ruth J. Jones, the bargainor S, 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 6th day of January, 1954.

Commission expires July 11, 1956.

Nancy Junius Hicks
Notary Public

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