K 2245

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, Tom F. Jones, and C. J. Sain and wife, Celestine F. Sain,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES E. PORTER and wife, EUDORAH M. PORTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 2 and 3 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.
Said Lots 2 and 3 adjoin and front together 188.3 feet on the northerly side of Lakeland Drive and run back 255 feet on the easterly line of Lot 3 and 293 feet on the westerly line of Lot 2, to a dead line, measuring 193.2 feet thereon.

Lot No. 2 being part of the property conveyed to Tom F. Jones and C. J. Sain, by deed from Roy A. Jordan and wife, of record in Book 2095, page 316, said Register's Office, and Lot 3 being property vested in C. J. Sain by two deeds, one from Roy A. Jordan and wife, of record in Book 2095, page 316, and the other from Tom F. Jones, of record in Book 2153, page 187, 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 Charles E. Porter and wife, Eudorah M. Porter, 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 4th day of January, 1954.

Tom F. Jones

C. J. Sain

Celestine F. Sain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby Brown, a Notary Public in and for said County and State, the within named Tom F. Jones, and C. J. Sain and wife, Celestine F. Sain,

the bargainors, 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 Donelson, Tennessee, this 7 day of January, 1954.

Commission expires 7-23-1957

Notary Public

8465

WARRANTY DEED

G-92625 MK

FROM TOM F. JONES, & C. J. SAIN ET UX

TO CHARLES E. PORTER ET UX

REGISTERS OFFICE
RETURN TO MR. ARNOLD, TITLE CO. BOX
REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of JAN 1954 at 3:14 o'clock P.M.
Noted in Book 8 Page 385
Recording Fee $3.00
JAMES P. WILSON, Register
By [illegible] D.C.



G 33