K 2245

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 grantee herein, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Elise L. Houston and husband, P. D. Houston, Jr., - - -

have bargained and sold, and by these presents do transfer and convey unto the said Mattie E. Elliott her heirs and assigns, a certain tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, being a part of Lot No. 6 on the Map of Guilford Dudley's property, not of record, on Hillsboro Pike, and described according to a copy of a survey thereof made by Yokley & Waggoner, Surveyors, dated November 5, 1953, as follows: Beginning at a point on the westerly margin of Hillsboro Road, at the southeast corner of this tract and the northeast corner of the York tract; thence with York's north line, north 86° 42' west 519.1 feet to a point in the east line of Lot 1 of Block N on the Map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County; thence with the line of said lot, north 4° 07' east 50 feet to a point in the line of the land conveyed to Charles A. Yancey and wife by deed from Elsie L. Houston, of record in Book 2033, page 401, said Register's Office; thence with Yancey's line, south 85° 53' east 16 feet to a point, and continuing with Yancey's line, north 4° 23' east 443 feet to a point, the northwest corner of this tract, in Houston's new south line; thence with Houston's new south line, south 69° 08' east 660 feet to the westerly margin of Hillsboro Road; thence with the margin of the same, southerly, along a very slight curve, 322.7 feet to the beginning.

Being part of the property conveyed to Elise L. Houston by deed from Louise S. Lindenberg, widow, of record in Book 1307, page 367, 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 Mattie E. Elliott, her heirs and assigns, forever.

And we do covenant with the said Mattie E. Elliott, grantee 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 Mattie E. Elliott, grantee herein, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11 day of January, 1954.

Nannie D. James — Elise L. Houston

Nannie D. James — P. D. Houston Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary F. Ramis, a Notary Public in and for said County and State, the within named Elise L. Houston and husband, P. D. Houston, Jr.

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 11 day of January, 1954.

Commission expires April 7, 1956. Mary F. Ramis
Notary Public

G 519