K 2246

WARRANTY DEED

For and in consideration of the sum of ($1,995.00)
ONE THOUSAND NINE HUNDRED NINETY-FIVE AND NO/100- - - - - - - **DOLLARS**

CASH in hand paid by John I. Dean, Jr. and wife, Jessie Lee Smitha Dean, receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey, without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto the said John I. Dean, Jr. and wife, Jessie Lee Smitha Dean, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being lot No. 153 of Section VI on the Plan of Horton Heights, as of record in Book 2133, Page 24, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot No. 153 fronts 122.0 feet on the westerly side of Brook Hollow Road, and extends back between lines 178.7 feet on the southerly side and 242.6 feet on the northerly side to a dead line in the rear, on which it measures 129.4 feet.

Being part of the property conveyed to W. L. Hailey by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of record in Book 1905, Page 17, Register's Office for Davidson County, Tennessee; and vested in Thomas C. Summers, Trustee by instrument of record in Book 2240, Page 593, R.O.D.C., Tennessee.

This conveyance is subject to easements of record in Book 2133, Page 24, and Restrictive Covenants of record in Book 2106, Page 178, both Register's Office for Davidson County, Tennessee.

Taxes to be assumed by Purchaser beginning date of purchase.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John I. Dean, Jr. and wife, Jessie Lee Smitha Dean, their heirs and assigns, forever.

And I do covenant with the said John I. Dean, Jr. and wife, Jessie Lee Smitha Dean that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thomas C. Summers, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John I. Dean, Jr. and wife, Jessie Lee Smitha Dean, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of December, 1953

Thomas C. Summers, Trustee
Thomas C. Summers, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Irby G. Bryant, a Notary Public in and for said County and State, the within named Thomas C. Summers, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of December, 1953.

Commission expires April 10, 1956

Irby G Bryant
Notary Public

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