K 2249

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE

For and in consideration of the sum of $10.00

Ten and 00/100- DOLLARS

Cash in hand paid by, G. Nicholas Taylor and wife, Lelah P. Taylor, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, A. B. Ivey and wife, Doris C. Ivey,

_____ have bargained and sold, and by these presents do transfer and convey unto the said G. Nicholas Taylor and wife, Lelah P. Taylor,

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. 375 on the Plan of West Meade Farms, Inc., Section "K" of record in Book 2133, page 47, Register's Office for said County.

Said lot No. 375 fronts 125 feet on the northeasterly side of West Meade Drive and runs back between lines, 423.6 feet on the northwesterly line and 257.2 feet on the southeasterly line, to a dead line in the rear on which it measures 225 feet.

Being the same property conveyed to A. B. Ivey and wife, Doris C. Ivey by deed from West Meade Farms, Inc. of record in Book 2148, page 593, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. Nicholas Taylor and wife, Lelah P. Taylor, their heirs and assigns, forever.

And we do covenant with the said G. Nicholas Taylor and wife, Lelah P. Taylor, 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 for 1954 State and County Taxes which have been prorated and assumed by the Grantees.

And We, A. B. Ivey and wife, Doris C. Ivey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said G. Nicholas Taylor and wife, Lelah P. Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of February, 19 54

A B Ivey

Doris C. Ivey

G 113