K 2273

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $2300.00 ----------

Twenty Three Hundred & No/100 - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid to us by Forrest H. Dillingham, Jr., and wife, Madelyn S. Dillingham, we Jason Futrell and wife Jane Futrell,

have bargained and sold, and by these presents do transfer and convey unto the said Forrest H. Dillingham, Jr., and wife Madelyn S. Dillingham, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of lots Nos. 465, 466 and 467 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows: Beginning at the northeast corner of Melrose and Grandview, formerly Caldwell Avenue; thence with the northerly margin of Melrose Avenue eastwardly 65 feet, more or less, to a point in the right-of-way on the Louisville and Nashville Railroad, said point being 50 feet westwardly measured along a radial line from a point in the center line of the north bound main track of the Birmingham Division, formerly the Lewisburg Division of the Louisville and Nashville Railroad; thence with said right-of-way line northeastwardly parallel with and 50 feet westwardly from said center line of main tract 130 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 50 feet, more or less, to the corner of lots Nos. 464 and 465; thence with the line between said two lots westwardly 150 feet to the easterly margin of Grandview Avenue; thence with said avenue southwardly 150 feet to the beginning.

Being the same property conveyed to Jason Futrell by deed from John B. Cobb, County Court Clerk of Davidson County, Tennessee, of record in Book 2271, page 69, Register's Office for Davidson County, Tennessee.

Note: Jane Futrell, wife of Jason Futtrell signs this deed merely for the purpose of passing any marital interest she may have therein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Forrest H. Dillingham, Jr., and wife Madelyn S. Dillingham, their heirs and assigns, forever.

And we do covenant with the said Forrest H. Dillingham, Jr., and wife Madelyn S. Dillingham 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 Jason Futrell and wife Jane Futrell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Forrest H. Dillingham, Jr., and wife Madelyn S. Dillingham/their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, this 2d day of April, 19 54.

Jason Futrell

Jane Futrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. L. Hilliard, a Notary Public in and for said County and State, the within named Jason Futrell and wife Jane Futrell

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 2d day of April, 19 54.

Commission expires April 24, 1957

P. L. Hilliard
Notary Public

G 419