K 2273

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) and no/100 DOLLARS

cash in hand paid to us by H. L. Worrell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we Charles C. Cox and wife, Adrienne L. Cox

have bargained and sold, and by these presents do transfer and convey unto the said H. L. Worrell, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land containing 2.88 acres, more or less, located in Davidson County, Tennessee, beginning at an iron pin, located on the right of way of Dickerson Road and the common corner of the Worrell property and the Cox property, thence N. 07 degrees 51' W. three hundred and twenty-five feet (325') to a wooden stake; thence S. 52 degrees 37' W. three hundred and thirty-one and fifteen-hundredths feet (331.15') to a wooden stake; thence S. 06 degrees 30' W. three hundred and fifty feet (350') to an iron pin on the right of way line of Dickerson Road; thence along the West right-of-way line of said road N. 57 degrees 30' W. four hundred and thirteen feet (413') to the point of beginning.

The same being part of the land transferred to Charles C. Cox and wife from L. L. Johnson of record in Book 1369, page 80, R. O. D. C., Tennessee.

This conveyance is subject to first mortgage indebtedness evidenced by a promissory note payable to Lee Worrell, the principal balance of which is $2763.53, and which is secured by the mortgage deed of trust hereinafter mentioned.

Taxes for 1954 have been pro rated and are assumed by Grantee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. L. Worrell, his heirs and assigns, forever.

And we do covenant with the said H. L. Worrell 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 by first mortgage deed of trust from Grantors to James W. Rutherford, Trustee, of record in Book 1961, page 395, R.O.D.C., Tenn.

And we, Charles C. Cox and wife Adrienne L. Cox do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. L. Worrell, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6 day of April, 1954

Charles C. Cox

Adrienne L. Cox

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