K 2276

For and in consideration of the sum of $250.00,

- - - - - TWO HUNDRED FIFTY AND NO/100 - - - - DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged,

we, P. B. Kinnie and wife, Frances Kinnie, - -

have bargained and sold, and by these presents do transfer and convey unto the said WALTER E. SEARS and wife, PEGGY PRICE SEARS,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, ~~described as follows, to-wit:~~ Lying in the 9th, formerly 14th Civil District of said County, described as follows:

Beginning at a point on the northerly margin of State Highway No. 100, being in Kenneth McPherson's line; thence with McPherson's line, north 1° east 322-2/3 feet to a stake; thence north 88° east 135 feet to a stake; thence south 1° west 322-2/3 feet to a stake in the north margin of State Highway No. 100; thence with the margin of the same, south 85° west 135 feet to the beginning, containing 1 acre, more or less.

Being part of the property conveyed to P. B. Kinnie and wife, Frances Kinnie, by two deeds from Lewis F. Joslin, Jr. and wife, of record in Book 1630, page 273, and in Book 1807, page 440, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter E. Sears and wife, Peggy Price Sears, their heirs and assigns, forever.

And we do covenant with the said grantees 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 except by 1954 taxes, which the grantees herein assume and agree to pay.

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 grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 19 54.

P. B. Kinnie

Frances Kinnie

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named P. B. Kinnie and wife, Frances Kinnie,

Public

the bargainor S, 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 15 day of April, 19 54.

Commission expires [illegible]

[illegible]
Notary Public

Mail WK Bus Rt 2 Inst.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAY 11 1954
at 2:42 o'clock P M.
Noted in Book 2L Page 241
Recorded in Book Page
Recording Fee $.50
JAMES P. WILSON, Register
By [illegible] D.R.

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NASHVILLE, TENNESSEE

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LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY

15 15104

WARRANTY DEED
G-94005 - mk

FROM
P. B. KINNIE ET UX

TO
WALTER E. SEARS ET UX

G 596