BK 2278

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Three Hundred and No/100 ----------
----------($8,300.00) ----------DOLLARS
Cash in hand paid by James E. Richardson and wife, Hilda L. Richardson, the receipt of which is hereby acknowledged, we,

JAMES N. HIGHTOWER AND WIFE, NINA W. HIGHTOWER

_____ have bargained and sold, and by these presents do transfer and convey unto the said James E. Richardson and wife, Hilda L. Richardson

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

Being parts of Lots Nos. 54, 55 and 56 on the Map of the Robert E. Powers Land, as of record in Book 421, page 56, Register's Office for said County, and described according to a copy of a survey thereof by Geo. W. Watkins, Surveyor, August 23, 1949, as follows:
Beginning at a point in the westerly margin of Riverside Drive, 21 feet north of the corner of Lots 54 and 55; thende westerly, crossing the line between said lots at 63.4 feet, a total distance of 199.5 feet to a point in the rear line of Lot 55, which is 6.3 feet north of the corner of Lots 55 and 56, in the east right-of-way line of the L. & N. Railroad; thence southerly, along the line of said right-of way, 52.8 feet to a point which is 6.5 feet north of the corner of Lots 56 and 57; thence north 67° 30' east, crossing the line between Lots 55 and 56 at 141.6 feet, a total distance of 207 feet to the westerly margin of Riverside Drive; thence with the margin of the same northerly 52 feet to the beginning.
Being the same property conveyed to James N. Hightower and wife, Nina W. Hightower, by deed from John B. Downey and wife, et al, of record in Book 1761, page 533, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Richardson and wife, Hilda L. Richardson
their heirs and assigns, forever.

And we do covenant with the said James E. Richardson and wife, Hilda L. Richardson 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, James N. Hightower and wife, Nina W. Hightower
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Richardson and wife, Hilda L. Richardson
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of May, 19 54

James N. Hightower

Nina W. Hightower

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named James N. Hightower and wife, Nina W. Hightower

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 office, this 12th day of May, 19 54

Commission expires July 6, 1955

O. G. Jones, Notary Public

PG 195