K 2282

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - $10.00 - - - - - - - - - - - - - - - - Ten & 00/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, John W. Myers and wife, Mary K. Myers have bargained and sold, and by these presents do transfer and convey unto the said Edward T. Wohlbold and wife, Jane T. Wohlbold 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 221 and 222 on the map of Royal Oaks Land Company's Subdivision of the Baker Trac as of record in Book 421, pages 102 and 103, Register's Office for said county, and being shown as an unnumbered tract on the northerly side of Iroquois Place on the map of a re-subdivision of part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said county, and described as follows:

Beginning at a point in the northerly margin of Iroquois Place, 375 feet east of the east margin of Lynwood Boulevard; thence northerly 145 feet to a point, being a corner of the tract conveyed to Frances Orr Vance by deed of record in Book 1905, page 604, said Register's Office; thence along said Vance's easterly line, north 6° 40' east 130 feet, more or less, to a point; thence easterly 115 feet, more or less, to a point at the northwest corner of the property conveyed to Maurice J. Karr and wife, by deed of record in Book 1875, page 3, said Register's Office; thence along Karr's west line, south 1° west 272.33 feet, more or less, to the north margin of Iroquois Place; thence with the margin of same westerly 140.1 feet to the beginning.

Being the same property conveyed to John W. Myers and wife, Mary K. Myers, by deed from Joy R. Karr, of record in Book 2281, page 421, 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 Edward T. Wohlbold and wife, Jane T. Wohlbold, their heirs and assigns, forever.

And we Jane T. Wohlbold do covenant with the said Edward T. Wohlbold and wife, 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 assumed by grantees.

And we, John W. Myers and wife, Mary K. Myers, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Edward T. Wohlbold and wife, Jane T. Wohlbold, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of June, 1954

John W. Myers

Mary K. Myers

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