K 2284

WARRANTY DEED

For and in consideration of the sum of $ Ten & 00/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged

We, Larry K. Lankford and wife Elizabeth Lankford

have bargained and sold, and by these presents do transfer and convey unto the said Looman G. McCloud and wife Winnie P. McCloud their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being all of Lot No. 16 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place of record in Book 421, page 35, Register's Office for said County, except a strip of ground 50 x 180 feet out of the southwest corner of the same and described as follows:

Beginning at a point in the north margin of Elvira Avenue at the corner of Lots 15 and 16; thence with the line between said lots, northerly 385.2 feet to a point; thence westerly 100.8 feet to the corner of Lots 16 and 17; thence with the line between said lots, southerly 218 feet to a point; thence easterly, parallel to the north margin of Elvira Avenue, 50 feet to a point; thence southerly, parallel to the line between lots 16 and 17, 180 feet to the north margin of Elvira Avenue, thence with the margin of the same, easterly 50 feet to the beginning.

Being the same property conveyed to Larry K. Lankford and wife Elizabeth Lankford by deed from Della E. Lankford and husband, R. E. Lankford, of record in Book 1729, page 20, said Register's Office.

This conveyance is made subject to Easement granted Lakewood Water Company by an instrument of record in Book 970, page 242, said Register's Office, for the purpose of laying and maintaining a water main along the westerly 3 feet of Lot 16, reference to which is here made.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Looman G. McCloud and wife, Winnie P. McCloud, their heirs and assigns, forever.

And we do covenant with the said Looman G. McCloud and wife, Winnie P. McCloud 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 taxes for 1954 which have been prorated this date and the grantees herein assume and agree to pay.

And We, Larry K. Lankford and wife Elizabeth Lankford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Looman G. McCloud and wife Winnie P. McCloud their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of July, 1954

Larry K Lankford

Elizabeth Lankford

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