K 2290

WARRANTY DEED

THIS DEED PREPARED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100

DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, James E. Cooper and wife, Bonnelle Cooper

have bargained and sold, and by these presents do transfer and convey unto the said Fred A. Wright and wife, Vera Wilburn Wright, 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 lot no. 22 on the Map of Dugger Heights Section III, as of record in Book 1835, page 54, Register's Office for said County.

Said Lot no. 22 is described as follows: Beginning at a point in the southerly margin of Highview Drive, at the corner of Lots 22 and 23; thence with the line between said lots southerly 208 feet to a point in the line of Lot 39; thence along the northeasterly line of Lots 39 and 40 along the southwesterly rear line of lot 22, southeasterly 109.5 feet to a point; thence North 49° 49' East 160.4 feet to a corner of Lots 21 and 22; thence with the line between said lots, northerly 205.3 feet to the southerly margin of said Drive; thence with the margin of the same, westerly around a slight curve 63 feet to the point of beginning.

Being part of the same property conveyed by deed from J. T. Dugger and wife to James E. Cooper and wife, of record in Book 2016, page 442, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred A. Wright and wife, Vera Wilburn Wright, their heirs and assigns, forever.

And we do covenant with the said Fred A. Wright and wife, Vera Wilburn Wright 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.

And we, James E. Cooper and wife, Bonnelle Cooper do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred A. Wright and wife, Vera Wilburn Wright, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17 day of July 19 54

James E. Cooper

Bonnelle Cooper

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