K 2291

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($550.00) ~~Five Hundred Fifty and No/100ths~~ ~~Dollars~~ DOLLARS cash in hand paid by John Mundy and wife, Lula Mundy, receipt of which is hereby acknowledged;

We, Neal Hutson and wife, Helen W. Hutson, have bargained and sold, and by these presents do transfer and convey unto the said John Mundy and wife, Lula Mundy, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127-acre tract, and described according to an unregistered copy of a survey thereof made by Norris H. Hickerson, Surveyor, on June 30, 1951, the beginning point of said tract being located as follows:

Beginning at a point in the east line of the property conveyed to John C. Johnson by deed from Dave Gifford and wife, of record in Book 1272, page 565, Register's Office for said County, in the west line of the tract conveyed to Edward F. Dunn and wife, by deed from H. C. Maddux and wife, of record in Book 1191, page 207, said Register's Office, said point being in an old wire fence, and being 146 feet north 1 degree west from the center line of Knight Road, as now located; thence north 81 degrees west 118.2 feet to a point in the north margin of Knight Road, and continuing with the north margin of Knight Road, northwesterly and westerly along a curve, 322 feet to a point, this being the point of beginning of the tract herein described; thence leaving said Knight Road, north 4 degrees 30 feet east 1132.6 feet to an old wire fence in the south line of the Teasley lands; thence with Teasley's south line, south 86 degrees 30 feet west 100 feet to a point; thence south 4 degrees 30 feet west 1128.8 feet to a point in the north margin of Knight Road; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to Neal Hutson and wife, Helen W. Hutson, by deed from J. F. Eddings and wife, of record in Book 2248, page 83, said Register's Office.

Said property is conveyed subject to restrictive covenants contained in deed from John C. Johnson and wife to Esell Dickerson, dated July 10, 1951, and dated July 16, 1951, and recorded in Book 2013, page 558, Register's Office for Davidson County, Tenn., to which reference is hereby 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 John Mundy and wife, Lula Mundy, their heirs and assigns, forever.

And we do covenant with the said John Mundy and wife, Lula Mundy, 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 are to be assumed by purchasers.

And we, Neal Hutson and wife, Helen W. Hutson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Mundy and wife, Lula Mundy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of February, 1954.

Neal Hutson

Helen W. Hutson

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