K 2291

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WARRANTY DEED — Form 1961 — Published by Tennessee Title Company

For and in consideration of the sum of $3,200.00- - - - - - - - - - - - - - - - - -

THIRTY-TWO HUNDRED & NO/100- DOLLARS

cash in hand paid by J. R. Payne and wife, Jennie B. Payne, the receipt of which is hereby acknowledged, we, H. A. Youngblood and wife, Edith M. Youngblood, - -

have bargained and sold, and by these presents do transfer and convey unto the said J. R. Payne and wife, Jennie B. Payne, 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 4th Civil District of said County, being Tract No. 1 on the unrecorded Plan of H. A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May, 1954, as follows:

BEGINNING at a point in the southwesterly margin of Scenic Drive, at the northeast corner of the property conveyed to L. J. Woodard and wife, by deed of record in Book 1725, page 121, Register's Office for said County; thence with the margin of said Drive, north 47° 47' west 48.8 feet to the common corner of Tracts 1 and 2; thence with the line between said lots, south 42° 13' west 135 feet to the northeasterly line of Tract 22; thence with the line between Tracts 1 and 22, south 47° 47' east 63.8 feet to the line of the said Woodard property; thence with the line of said property, north 50° 59' east 136.6 feet to the beginning.

Being part of the property conveyed to H. A. Youngblood and wife, Edith M. Youngblood, by deed from Leonard L. Clark and wife, of record in Book 1646, page 511, said Register's Office.

(Taxes for the current year have been prorated and will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. Payne and wife, Jennie B. Payne, their heirs and assigns, forever.

And we do covenant with the said J. R. Payne and wife, Jennie B. Payne, 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, H. A. Youngblood and wife, Edith M. Youngblood, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. Payne and wife, Jennie B. Payne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of June, 19 54.

H. A. Youngblood

Edith M. Youngblood

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named H. A. Youngblood and wife, Edith M. Youngblood, 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 Nashville, Tennessee, this 7th day of June, 19 54.

Commission expires April 26, 1958

W. H. Landis
Notary Public

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