K 2298

For and in consideration of the sum of $10.00 and other valuable consideration, the receipt of which is hereby acknowledged

We, Roy Breece and wife, Maxine Pearl Breece

have bargained and sold, and by these presents do transfer and convey unto the said Edward D. Mitchell and wife, Nealie B. Mitchell

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. 7 on the Map of Marlin Meadows, Section 1, as of record in Book 1835, Page 108, Register's Office for said County.

Said Lot No. 7 is described as beginning at a point on the easterly margin Nix Pass, the common corner of this lot and the Charles W. Coggins Lot; thence with the line between said lots southeasterly 150 feet to a point; thence southwesterly 147.16 feet to the northerly margin of Peeler Trail; thence with the margin of same, northwesterly 100.3 feet to the beginning of a curve; thence with said curve, northerly 34.66 feet to the easterly margin of Nix Pass; thence with the margin of same, northeasterly 129.3 feet to the beginning.

Being the same property conveyed to Roy Breece and wife, Maxine Pearl Breece by deed from M. & M. Homes, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, 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 Edward D. Mitchell and wife, Nealie B. Mitchell their heirs and assigns, forever.

And we do covenant with the said Edward D. Mitchell and wife, Nealie B. Mitchell 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 as of record in Book 2154, Page 22 R.O.D.C.

And We, Roy Breece and wife, Maxine Pearl Breece 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 D. Mitchell and wife, Nealie B. Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of September, 19 54.

Roy Breece

Maxine Pearl Potter Breece

Maxine Pearl Breece

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Roy Breece and wife, Maxine Pearl Breece

the bargainors, 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 Madison, Tennessee, this 18th day of September, 1954

Lloyd W. Pate
Notary Public

Commission expires April 12, 1955

NOTARY PUBLIC

20633

WARRANTY DEED

FROM
ROY BREECE, ET UX

TO
EDWARD D. MITCHELL, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
SEP 21 1954
at 10:03 o'clock A.M.
Noted in Book 8 Page 21
Recorded in Book 2210 Page 521
Fees $2.00
JAMES P. WILSON, Register
By M. Jones D.C.

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NASHVILLE, TENNESSEE
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