K 2303

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $
FIVE & 00/100 ($5.00) - - - DOLLARS

cash in hand paid by Claude S. Jackson and wife, Pauline Caldwell Jackson, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, C. H. Briley, Jr., Trustee, pursuant to the power and authority vested in me in the deed from J. Leroy Davis, Trustee, et al, of record in Book 1314, page 235, Register's Office, Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said CLAUDE S. JACKSON AND WIFE, PAULINE CALDWELL JACKSON, 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 7th Civil District of Davidson County, Tenn., being a part of the North part of Lot No. 6 on the unrecorded Subdivision of Noelton, and described according to a survey thereof made by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point 175 feet more or less North of the North margin of Battlefield Drive, said point being the Northwest corner of Lot No. 6 of J. Leroy Davis' Subdivision of Lot 6 of said Noelton, not of record, and being the Northeast corner of Lot No. 1 of said J. Leroy Davis Sub. of Lots 7 and 8 of Noelton, not of record, said point likewise being the Northeast corner of the property conveyed to J. W. Crutchfield and wife by deed of record in Book 1160, page 636, said point also being the Southeast corner of a tract conveyed to Jacob L. Bible and wife by C. H. Briley, Jr., Trustee, by deed of record in Book 1308, page 654, which said Bible lot is now owned by Claude S. Jackson and wife; thence along Jackson's easterly line, northerly 137 feet to the southerly margin of the Tennessee Central Railroad right of way; thence along the south line of the same easterly 66 feet to a point, the Northwest corner of the property originally conveyed to W. H. Bailey and wife by deed from C. H. Briley, Jr., Trustee, of record in Book 1315, page 398, which said lot is now owned by Latta; thence along Latta's westerly line, southerly 145 feet to Crutchfield's Northeast corner; thence with Crutchfield's North line, westerly 65 feet to the point of beginning.

Being part of the property conveyed to C. H. Briley, Jr., Trustee, by deed from J. Leroy Davis, Trustee et al, of record in Book 1314, page 235, Register's Office for said County.

The above property is conveyed subject to restrictive covenants of record in Book 1165, pg. 583, which are hereby made applicable to the land described. - Nothing herein shall be deemed to guarantee any rights in and to the grantee herein in connection with any tap or taps on to the present sewer line to be located along the N. line of the above land but said property is conveyed to the grantee subject to easement for operation, maintenance & installation of said line.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude S. Jackson and wife, Pauline Caldwell Jackson, their heirs and assigns, forever.

And I do covenant with the said Claude S. Jackson and wife, Pauline Caldwell Jackson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, C. H. Briley, Jr., as Trustee do further covenant and bind my successors and representatives, to warrant and forever defend the title to the said land to the said Claude S. Jackson and wife, Pauline Caldwell Jackson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 7th day of July, 19 54.

C. H. Briley Jr. Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise Edwards, a Notary Public in and for said County and State, the within named C. H. Briley, Jr., with whom I am personally acquainted, and who acknowledged that he, as Trustee executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 19 54

LOUISE EDWARDS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Louise Edwards
Notary Public

Commission Expires July 11, 1955

PG 173