WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00,

- - - - - - - - TEN AND NO/100 - - - - - - - **DOLLARS**

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note executed by the grantors herein, dated April 25, 1943, for the original amount of $5,400.00, payable to Fidelity Federal Savings & Loan Association, with 5½% interest, both principal and interest payable $51.31 monthly, and secured by deed of trust of record in Book 2176, page 511, Register's Office for Davidson County, Tennessee, we, Herbert J. Doty and wife, Mavis W. Doty, **have bargained and sold, and by these presents do transfer and convey unto the said** CHARLIE T. GANN and wife, LOUISE C. GANN,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Being the southerly part of Lot No. 8 and the northerly part of Lot No. 18, of Section 2, Life & Casualty Insurance Company's Subdivision, as of record in Book 843, page 56, Register's Office for said County, and described together according to a survey by Wm. C. Parrish, Engineer, dated Sept. 28, 1954, as follows:

Beginning at a stake on the line between the property of Herbert J. Doty and wife, and H. V. Lawson, on the northwesterly margin of Anthony Avenue; thence with said Avenue, northeasterly 104.3 feet to a stake, and continuing with said Avenue, northwardly 117.8 feet to a stake on the line between said Doty and George M. Jackson and wife; thence along a fence line, which is the line between Jackson and Doty, north 83° 04' west 223.5 feet to a post and iron stake at the southwest corner of Lot 8, being in the line of Lot 18; thence westerly with the line between Lots 18 and 7, 23 feet to an iron stake; thence along the westerly line of Lot 18, south 38° 30' west 100 feet to an iron stake in the northwest corner of the H. V. Lawson Propert ; thence with Lawson's northerly line, south 51° 30' east 199.5 feet more or less to the beginning.

Being part of the property conveyed to Herbert J. Doty and wife, Mavis W. Doty, by two deeds, one from George M. Jackson and wife, of record in Book 1517, page 63, and the other from Clarence R. Ussery and wife, of record in Book 1561, page 104, said Register's Office.

And we, George M. Jackson and wife, Ann Jackson, join in this instrument for the following purpose, and no other, to-wit: We do hereby agree that the line between the property hereby conveyed and the property owned by us, adjoining on the north, shall be recognized and established as shown by survey made by Wm. C. Parrish, Engineer, dated Sept. 28, 1954, which is shown as a fence line on said survey.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie T. Gann and wife, Louise C. Gann, their **heirs and assigns, forever.**

And we **do covenant with the said** grantees herein **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 herein set out.

And we, the grantors herein, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** grantees herein, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 4th **day of** October, 19 54.

George M. Jackson — Herbert J. Doty

Ann Jackson — Mavis W. Doty

~~NORTH CAROLINA~~ - TENNESSEE

STATE OF TENNESSEE,
~~Davidson~~ County of

Personally appeared before me, Charles E. Beck, a Notary Public in and for said County and State, the within named Herbert J. Doty and wife, Mavis W. Doty,

the bargainor, s, 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 ~~Miami, Dade County, Florida~~ Tennessee, this 4th day of November, 19 54.

Florida.

Commission expires July 1957

Charles E. Beck
Notary Public