K 2338

WARRANTY DEED Form 1021 Published by Tennessee Title Company

For and in consideration of the sum of $ 13,950.00 ----------

Thirteen Thousand Nine Hundred Fifty and No/100 ---------- DOLLARS

Cash in hand paid by Dan H. England and wife, Harriett England, the receipt of which is hereby acknowledged, we,

M. P. Rice and F. A. Atkisson

have bargained and sold, and by these presents do transfer and convey unto the said Dan H. England and wife, Harriett England

their 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. 38 on the Plan of Madison Heights, Section II, Part III, as of record in Book 2083, page 98, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Peeler Trail, said point being the common corner of lots Nos. 38 and 39 of said Subdivision, and said point being located 118.3 feet westerly from a concrete monument located on the northerly side of Peeler Trail at the east line of said subdivision; thence northerly with the dividing line between said lots Nos. 38 and 39, 229.4 feet to a point on the rear line of said subdivision; thence north 81° 27' east 185.0 feet to a concrete monument at the northeast corner of said subdivision; thence south 5° 07' west 150 feet to a concrete monument; thence continuing south 22° 04' west 139.83 feet to a concrete monument on the northerly margin of Peeler Trail; thence westerly with the northerly margin of Peeler Trail 118.3 feet to the point of beginning.

Being the same property conveyed to M. P. Rice and F. A. Atkisson by deed from Eckardt Company, Inc., of record in Book 2282, page 499, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dan H. England and wife, Harriett England their heirs and assigns, forever.

And we do covenant with the said Dan H. England and wife, Harriett England 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And ~~we, M. P. Rice and F. A. Atkisson~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Dan H. England and wife, Harriett England their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of January, 1955.

F. A. Atkisson

M. P. Rice

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named M. P. Rice and F. A. Atkisson

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 Nashville, Tennessee, this 6th day of January, 1955.

My commission expires July 6, 1955

O. G. Jones, Notary Public

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