K 2340

For and in consideration of the sum of $ 1,250.00,

-------ONE THOUSAND TWO HUNDRED FIFTY AND NO/100------- DOLLARS

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged,

we, S. G. Welch and wife, Janie Marie Welch,

have bargained and sold, and by these presents do transfer and convey unto the said Robert G. Sullivan,

his heirs and assigns, a certain tract or parcel of land in (the 8th, formerly 12th, Civil District of Davidson County, State of Tennessee, described as follows to wit:

Being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 7 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:

Beginning at a point in the northerly margin of a 40-foot private road, at the corner of Lots 6 and 7; thence with the margin of said roadway, south 73½° east 100 feet to a corner of Lot 8; thence with the line between Lots 7 and 8, northerly 227.5 feet, more or less, to the low water mark of the Cumberland River; thence with the low-water mark of said river northwesterly to a corner of Lot 6; thence with the line between Lots 6 and 7, southerly 223.84 feet to the point of beginning.

Being the same property conveyed to the grantors herein by deed from Nan Bridgewater Dugger, and husband, of record in Book 2294, page 153, Register's Office for said County.

Said property is conveyed subject to restrictions, and agreement and rights of others in and to the joint use of a 40-foot roadway, all as set out in the above deed in Book 2294, page 153, said Register's Office, and subject to easement to United States of America, of record in Book 2147, page 151, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. Sullivan, his heirs and assigns, forever.

And we do covenant with the said grantee 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 by 1955 taxes, which the grantee herein assumes and agrees to pay.

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 grantee herein, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of January, 19 55.

S. G. Welch

Janie Marie Welch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. P. Pegram, a Notary Public in and for said County and State, the within named S. G. Welch and wife, Janie Marie Welch,

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 Nashville, Tennessee, this 25th day of January, 19 55.

Commission expires April 9th 1956

F. P. Pegram
Notary Public

45124
WARRANTY DEED
G-99670 - mk
FROM
S. G. WELCH ET UX
TO
ROBERT G. SULLIVAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 28 day of JAN 1955
at 11:28 o'clock A.M. and recorded in Book 3353 Pages 352-53
Recording Fee $2.00
James P. Wilson, Register
By Mary Gentry Dep. Reg.

by
TENNESSEE COMPANY
LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

G 413