K 2343

WARRANTY DEED

For and in consideration of the sum of $10.00 -

Ten and No/100 - DOLLARS

Cash in hand paid by William Paul Campbell and wife, Catherine Eunice Campbell, and other good and valuable considerations accepted as cash, the receipts of all of which is hereby acknowledged,

I, Alma G. Humphreys,

_____ have bargained and sold, and by these presents do transfer and convey unto the said William Paul Campbell and wife, Catherine Eunice Campbell

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 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of the Thompson Lands situated on the east side of the Franklin Road, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 9, 1955, as follows:

Beginning at a point on the easterly margin of Franklin Road, at the southwest corner of Tract No. 1 conveyed to H. E. Flippen by deed from C. C. McClure and wife, of record in book 1046, page 565, Register's Office for said County; thence with said Flippen's southern boundary line, north 81° 33' 50" east 1248 feet to a point in the westerly right-of-way line of the L. & N. Railroad; thence with same, south 31° 55' east 277.74 feet; thence south 81° 33' 50" west 1360.6 feet to the easterly margin of said Road; thence with same, north 8° 00' west 254.75 feet to the beginning, containing 7.63 acres, more or less.

Being part of the property conveyed to Alma G. Humphreys by deed from D. D. Robertson, Receiver of Bank of Tennessee, of record in book 935, page 613, said Register's Office.

The said Grantees herein agree to build a house of comparable architectural design to the house on the adjoining property owned by the Grantor, and the house to be built by the Grantees shall cost at least Twenty Thousand ($20,000.00) Dollars, and the house is to be built on a line with the Humphreys home, or futher back from the Franklin Road than the Grantor's home.

To have and to hold the said tract or parcel of land, with the appurtenances. estate, title and interest thereto belonging to the said William Paul Campbell and wife, Catherine Eunice Campbell their heirs and assigns, forever.

And I do covenant with the said William Paul Campbell and wife, Catherine Eunice Campbell 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, except for 1955 taxes which have been prorated and is to be paid by the Grantor herein.

And I, Alma G. Humphreys do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William Paul Campbell and wife, Catherine Eunice Campbell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14 day of February 19 55.

Alma G. Humphreys

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lyda T. Burgess, a Notary Public in and for said County and State, the within named Alma G. Humphreys

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 14 day of February 1955

Commission expires _____

Lyda T. Burgess
Notary Public

PG 165