K 2398

WARRANTY DEED

For and in consideration of the sum of Three Thousand Two Hundred Fifty and no/100 - - - - - - - - - ($3,250.00) - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged.

We, Dan Leech and wife, Mabel Leech have bargained and sold, and by these presents do transfer and convey unto the said George H. Jackson, Sr. and wife, Lucile Lee Jackson, and daughter, Sarah Virginia Jackson, jointly for life with remainder to the last surviving, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 4 on the Plan of Southmeade, Section 2, as of record in book 2133, page 64, Register's Office for said County, described as follows:
Beginning on the southerly margin of Morriswood Drive at the corner of lots Nos. 4 and 5; thence with the line between said two lots southwardly 292.9 feet to the northerly margin of an unnamed roadway; thence with said roadway eastwardly 108.6 feet; thence north 24° 02' east 238 feet; thence northwardly 71.8 feet to the southerly margin of Morriswood Drive; thence with said Drive westwardly 180.4 feet to the beginning.
Being part of the property conveyed to Dan Leech and wife, Mabel Leech by deed from Albert G. Morris, Trustee, of record in book 2276, page 499, said Register's Office.

This conveyance is made subject to easement for public utilities, anchorage easement, 75-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 64, Register's Office for said County; Restrictive covenants in deed from John Overton, et al, to F. W. Smith and wife, of record in book 560, page 106, and restrictive covenants in an instrument executed by Albert G. Morris and Stirton Oman, Trustees, of record in book 2158, page 384, 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 George H. Jackson, Sr. and wife, Lucile Lee Jackson, and daughter, Sarah Virginia Jackson, jointly for life with remainder to the last surviving, their heirs and assigns, forever.

And we do covenant with the said George H. Jackson, Sr. and wife, Lucile Lee Jackson and daughter, Sarah Virginia Jackson, jointly for life with remainder to the last surviving, 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 taxes for 1955.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George H. Jackson, Sr. and wife, Lucile Lee Jackson and daughter, Sarah Virginia Jackson, jointly for life with remainder to the last surviving, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of ~~April~~ May, 1955

Dan Leech

Mabel Leech

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe M. Russ, a Notary Public in and for said County and State, the within named Dan Leech and wife, Mabel Leech

with whom I am personally acquainted, and who acknowledged that they executed the ~~same~~ instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of ~~April~~ May, 1955

Commission expires JULY 6-1955

Joe M. Russ
Notary Public

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