K 2399

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, I, Ferriss C. Bailey, Trustee, by virtue of the power and authority vested in me by deed in Book 2152, page 428, Register's Office for Davidson County, Tennessee,

have bargained and sold, and by these presents do transfer and convey unto the said Oscar Minchey, Jr., and wife, Mildred T. Minchey, 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. 95 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Chadwell Drive at the corner of Lots 95 and 96; thence with the line between said lots southerly 211.66 feet to the line of Lot 94; thence with the line between Lots 94 and 95, westerly 206.32 feet to the east margin of Saunders Drive; thence with the margin of the same northerly 145.47 feet to the beginning of a curve; thence around said curve northeasterly 26.99 feet to the south margin of Chadwell Drive; thence with the margin of the same easterly 136.76 feet to the point of beginning.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, with full power, by deed from Susie Mai Beasley, et al, of record in Book 2152, page 428, said Register's Office.

Subject to easements and plan of record in Book 2133, page 75; and restrictions of record in Book 2204, page 47, Register's Office for said County.

The warranties herein set out by the grantor are in his capacity of Trustee only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar Minchey, Jr., and wife, Mildred T. Minchey their heirs and assigns, forever.

And I do covenant with the said Oscar Minchey, Jr., and wife, Mildred T. Minchey 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 1955 taxes which have been prorated and assumed by purchasers.

And I, Ferriss C. Bailey, Trustee successors and assigns do further covenant and bind myself, my ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Oscar Minchey, Jr., and wife, Mildred T. Minchey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16 day of May, 19 55

Ferriss C. Bailey Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Ferriss C. Bailey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 19 55

Commission expires July 23, 1957

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM Ferriss C. Bailey, Trustee

TO Oscar Minchey Jr et ux

please put in Doug Smith's Box

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record May 17 1955 at 1:51 o'clock P.M. and recorded in Book 2399 Page 72

Tax Fee $2.00

Register

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