BK 2442

For and in consideration of the sum of $ 10.00

TEN AND NO/100 **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

I, Ferriss C. Bailey, Trustee, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Lemuel Newbern, Jr. and wife, Angelene D. Newbern, 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. 152 on the Map of Abbay Hall, Section II, as of record in Book 2331, page 38, Register's Office for said County.

Said Lot No. 152 fronts 101.6 feet on the southerly side of Bellengrath Drive and runs back between lines, 240 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear on which it measures 104.7 feet.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, by two deeds, one from Christine Abbay Dye, et al, of record in Book 2304, page 372; and the other from W. R. Brown and Joe Davies, of record in Book 2395, page 359, both in the Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 2438, page 103, 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 Joseph Lemuel Newbern, Jr. and wife, Angelene D. Newbern, their heirs and assigns, forever.

And I do covenant with the said Joseph Lemuel Newbern, Jr. and wife, Angelene D. Newbern 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 by 1955 taxes, which the grantor herein assume and agree to pay.

And I, Ferriss C. Bailey, Trustee, as aforesaid do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph Lemuel Newbern, Jr. and wife, Angelene D. Newbern, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of July, 19 55.

Ferriss C. Bailey, Trustee
Ferriss C. Bailey, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dalley Mae Simmons, 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 15th day of July, 19 55.

Commission expires 5-7-57

Dalley Mae Simmons
Notary Public

WARRANTY DEED

G-10326 Ch FROM 65245

FERRISS C. BAILEY, TRUSTEE

TO

JOSEPH LEMUEL NEWBERN, JR. ET UX

RECEIVED FOR RECORD
STATE OF TENNESSEE
DAVIDSON COUNTY
JUL 19 1955

Prepared by
TITLE COMPANY
TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HENRY

PG 30