Book 2445

WARRANTY DEED — Form 101 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 Ten and No/100 DOLLARS cash in hand paid by John A. Pointer and wife, Rohbell B. Pointer, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

LEONARD DAVIDSON AND WIFE, OLGA WILLIAMSON DAVIDSON,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN A. POINTER AND WIFE, ROHBELL B. POINTER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of the North parts of Lots Nos. 35 and 36 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County, and described as follows:
Beginning at a point in the Westerly margin of Bixler Avenue at the corner of Lots 36 and 37; thence with the line between said lots, and along the line of Lots 35 and 38, Westerly 125 feet to a point; thence Southerly 70 feet to a point; thence Easterly 119.7 feet to the West margin of Bixler Avenue, said point being 95.5 feet north of the north margin of Duling Avenue; thence with the margin of Bixler Avenue, northerly 70 feet to the point of beginning.
Being the same property conveyed to Leonard Davidson and wife, Olga Williamson Davidson, by deed from Isabel Frances Cantrell, of record in Book 2201, page 281, 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 John A. Pointer and wife, Rohbell B. Pointer, their heirs and assigns, forever.

And we do covenant with the said John A. Pointer and wife, Rohbell B. Pointer, 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.

And we, Leonard Davidson and wife, Olga Williamson Davidson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John A. Pointer and wife, Rohbell B. Pointer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of August, 1955

Leonard Davidson

Olga Williamson Davidson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Leonard Davidson and wife, Olga Williamson Davidson, the bargainor s, 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 Madison, Tennessee, this 15th day of August, 1955.

Commission expires June 2, 1959

Lloyd W. Pate
Notary Public

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