K 2445

Ten and no/100 Dollars

And other good and valuable considerations in hand paid by J. C. Joslin and wife Odessa Joslin, the receipts of which is hereby acknowledged.

We, Joe Gaines and Lewis E. Gaines

have bargained and sold, and by these presents do transfer and convey unto the said J. C. Joslin and wife Odessa Joslin

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being a 17 foot strip of land marked Reserved, lying between lots No. 59 and 60 on the unrecorded plan of Wheeler Avenue Addition, but shown on the Plan of record of what is known as the Leonard Heights Subdivision of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee.

Beginning at the southeast corner of Lot No. 59 on the unrecorded plan of Wheeler Avenue Addition, thence north 1 degree 53 minutes east alongthe easterly line of Lot No. 59, 203.6 feet to a point in the southerly margin of Wheeler Avenue, the common front corner of Lots 59 and 60 on said plan; thence with the southerly margin of Wheeler Avenue, easterly 17 feet to point, thence south 1 degree 53 minutes west 203.2 feet along a line parallel to and 8 feet westerly from the dividing line between lots 60 and 61 to a point thence westerly 17 feet to the point of beginning.

Being the same property conveyed to Joe Gaines and Lewis E. Gaines, by deed from C. V. Tibbs and wife Jeanette Phillips Tibbs, of record in Book 2337, Page 631, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. C. Joslin and wife Odessa Joslin

their heirs and assigns, forever.

And we do covenant with the said J. C. Joslin and wife Odessa Joslin

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, Joe Gaines and Lewis E. Gaines

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Joslin and wife Odessa Joslin

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand, s this 12th day of August, 19 55

Joe Gaines

Lewis E Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Joe Gaines and Lewis E. Gaines

the bargainer 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 office, this 12th day of August, 19 55

My Commission expires July 22, 1958

James P. Wilson
Notary Public

G 579