K 2445

WARRANTY DEED

For and in consideration of the sum of $ _____

Ten & 00/100 ($10.00) ---------- CASH, receipt

cash in hand paid by the grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, C. L. PARKER AND WIFE, ANNIE MARIE PARKER,

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

Land in the 12th, formerly 10th, Civil District of Davidson County, Tennessee, being part of the West part of Lot No. 3 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, page 49, Register's Office, for said County, and described according to a copy of a survey made July 22, 1955, by Hal H. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the center line of Bells Lane 208 feet east of Mrs. Jackson's southeast corner, being the southeast corner of the land conveyed to Carl Walker Mays and wife by deed from C. L. Parker and wife, of record in Book 2036, page 165, said Register's Office; thence with said May's east line northerly 498 feet to a point; thence westerly 166 feet to Mrs. Jackson's east line; thence with her east line, along a fence, North 10° 30' East 332.5 feet more or less to a point; thence South 87° 45' East 416 feet to a point at the Northwest corner of the lands of Carlene Hand, as conveyed by deed of record in Book 1877, page 417, said Register's Office, and subsequently revised and corrected, said point likewise being in the West line of a 20-foot roadway; thence southerly along Carlene Hands's new west line, as established by said revised instrument, 830 feet more or less to a point in the center line of Bells Lane at the Southwest corner of Carlene Hand, said point being 5 feet east of the southeast corner of the land herein conveyed, and being 15 feet west of the east line of said 20-foot lane, as measured in the north margin of Bells Lane; thence with the center line of said Bells Lane, North 87° 45' West 300 feet to the point of beginning.

Being part of the property conveyed to C. L. Parker and wife, Annie Marie Parker, by deed from Arla Ruth Cox, of record in Book 1811, page 121, 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 Clee H. Petrie and wife, Esther Petrie, their heirs and assigns, forever.

And we do covenant with the said Clee H. Petrie and wife, Esther Petrie, 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 by 1955 taxes, which the grantees herein assume and agree to pay.

And we, C. L. Parker and wife, Annie Marie Parker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clee H. Petrie and wife, Esther Petrie, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of August, 19 55.

C L Parker

Annie Marie Parker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named C. L. Parker and wife, Annie Marie Parker, 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 Nashville, Tennessee, this 5th day of August, 19 55.

O. G. Jones
Notary Public

Commission expires May 11, 1959

G 613