K 2447

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, J. J. Preston and wife, Mattie Lou Preston, [redacted] have bargained and sold, and by these presents do transfer and convey unto the said Warren Forrest Pugh and wife, Mary Allen Pugh, 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 13th, formerly 25th, Civil District of Davidson County, Tennessee, being a part of 9½ acres conveyed by deed recorded in the Register's Office of said County in Book 58, page 481, the part of said tract of land being bounded and described as follows:

Beginning at the northwest corner of said 9½ acre tract in the center of the Hydes Ferry Pike, at the intersection of said Pike with White's Bend Road; running thence north 60 degrees east with the center of said Pike, 12½ poles; thence south 26 degrees east 39 poles to the center of Sulphur Creek; thence with the meanderings of said Creek, south 54 degrees west 13 poles to the center of the White Bend Road; thence north 26 degrees west, with the center of the White's Bend Road, 37½ poles to the beginning, containing by estimation 2.9 acres, more or less.

Being the same property conveyed to J. J. Preston and wife, Mattie Lou Preston by deed from Evie B. Wayman Scott, a widow, of record in Book 2100, page 483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for right-of-ways of Hydes Ferry Pike and White's Bend Road lying within boundaries of premises as herein described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren Forrest Pugh and wife, Mary Allen Pugh, their heirs and assigns, forever

And we do covenant with the said Warren Forrest Pugh and wife, Mary Allen Pugh 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, J. J. Preston and wife, Mattie Lou Preston, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Warren Forrest Pugh and wife, Mary Allen Pugh, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of August, 19 55.

DOCUMENTARY 20 cents

DOCUMENTARY 55 cents

J. J. Preston
Mattie Lou Preston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named J. J. Preston and Mattie Lou Preston, the Bargainors, 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 19th day of August, 19 55.

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

G 229