K 2452

WARRANTY DEED

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

- DOLLARS

cash in hand paid by my son, Roy Stevens, and for other good and valueable considerations, the receipt of which is hereby acknowledged,

I, P. H. Stevens, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said Roy Stevens and wife, Edwina Stevens,

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

A parcel of land in the 8th Civil District of Davidson County, Tenn., near the Old Charlotte Pike, and being a portion of a 35-acre tract of record in Book 840, page 20, R.O.D.C., Tennessee, surveyed Sept. 22, 1955, by S. H. Hutchison, as follows:

Beginning at a stake in the easterly side of the Brook Hollow Road, same being the Northwest corner of J. B. Stevens 1/2-acre lot and in the east line of J. B. Stevens 3-acre lot; thence with said 1/2-acre lot North 70° East striking Charlie Fisk's line at 105feet, in all 315 feet to a stake, the Northwest corner of Carl L. Stevens lot; thence North 12° West 211 feet to a stake with Elm Pointers on North side of a ditch; thence North 75° 30' West 327 feet to a stake, W. G. Pedigo's Northeast corner; thence with Pedigo's East line South 7° 30' West 236 feet to a point in the Brook Hollow Road, Box Elder pointer; thence with said Road and J. B. Stevens 3-acre tract South 52° East 83 feetto point in said Road; thence with J. B. Stevens' line and said Road South 17° East 114 feet to point of beginning, containing 2.40 acres, being the same more or less.

Being part of the tract of land conveyed by Mattie E. Reed et al to P. H. Stevens, of record in Book 840, page 20, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Stevens and wife, Edwina Stevens, their heirs and assigns, forever.

And I do covenant with the said Roy Stevens and wife, Edwina Stevens, 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.

And I, P. H. Stevens, a widower, do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Roy Stevens and wife, Edwina Stevens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of October, 1955.

P. H. Stevens

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harry G. Nichol, Notary Public in and for said County and State, the within named P. H. Stevens, a widower,

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 office, this 4th day of October, 1955.

Commission expires Oct. 27, 1957.

Harry G. Nichol
Notary Public

G 441