K 2486

WARRANTY DEED — Furnished by Tennessee Title Company

For and in consideration of the sum of $21,000.00- - - - - - - - - - - - - - - - - - - -

TWENTY-ONE THOUSAND & NO/100- DOLLARS

cash in hand paid by W. R. Dunn and wife, Mattie Ora Dunn, the receipt of which is hereby acknowledged, we, Fred Edwards and wife, Sarah S. Edwards, - - - -

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

A tract of land in the 15th, formerly the 18th, Civil District of said County, being a part of the south part of Lot No. 3, being west of the Gallatin Pike, on the plan of the lands of N. O. Love, deceased, of record in Minute Book 7, page 176, of the County Court for said County, and described as follows:
BEGINNING at a point in the west margin of Gallatin Pike in the north margin of a 50-foot street, as proposed, which said street lies along the north boundary line of the National Cemetery; thence along the margin of said street, north 87° 50' west 452.2 feet to a stone, being the southeast corner of the land conveyed to John B. Sasser by deed of record in Book 1079, page 346; thence along what was formerly Sasser's east line, north 18° 16' east 169.5 feet to a stone in a fence, being in the south line of the land conveyed to Musette M. Dunn; thence with her south line, south 75° 07' east 421.6 feet to a stake in the west margin of Gallatin Pike; thence with the margin of the same, south 7° 17' west 71.3 feet to the point of beginning, and being the same property conveyed to Fred Edwards and wife, Sarah S. Edwards, by deed from A. A. Minardi and wife, of record in Book 1385, page 221, said Register's Office.

Said property is sold and hereby conveyed subject to an easement across the north part of same, being the right of ingress and egress serving property immediately west of the above described tract.

Taxes for the current year have been prorated and will be paid by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. R. Dunn and wife, Mattie Ora Dunn, their heirs and assigns, forever.

And we do covenant with the said W. R. Dunn and wife, Mattie Ora Dunn, 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, excepting and taxes for current year, and easement above described.
And we, the Grantors, do further covenant and bind ourselves, our heirs and repreqentatives, to warrant and forever defend the title to the said land to the said W. R. Dunn and wife, Mattie Ora Dunn, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of December, 1955.

Fred Edwards
Sarah S Edwards

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Fred Edwards and wife, Sarah S. Edwards, 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 19th day of December, 1955.

NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires April 26, 1958

W. H. Landis
Notary Public

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