K 2495

WARRANTY DEED Form 1401 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

Ten and No/100---------- **DOLLARS**

and other valuable consideration to us in hand paid by B. S. Witherspoon and wife, Olivia Witherspoon, the receipt of which is hereby acknowledged, we, W. H. Carr and wife, Sue T. Carr

have bargained and sold, and by these presents do transfer and convey unto the said B. S. Witherspoon and wife, Olivia Witherspoon

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 12th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Geo. W. Watkins, January 15, 1956, as follows:

Beginning at an iron pin in the westerly margin of Powell Lane near its south terminus at the southeast corner of the land conveyed to Frank Walton, by deed of record in Book 747, page 688, Register's Office for said County; thence along the fence corner, Walton's south line north 75°15' west 167 feet to an iron pin in a fence line being in the east line of the land conveyed to Tom Resha of record in Book 2158, page 577, said Register's Office; thence with Resha's east line south 15°30' west 151 feet to an iron pin in a fence line; thence along said fence south 75° east 166 feet to an iron pin at the corner of an old stone wall fence, being the southwest corner of the tract conveyed to Dan Powell by deed in Book 552, page 205, said Register's Office; thence along Powell's west line along said stone wall north 20°54' east 145 feet to an iron pin in the margin of Powell Lane; thence with the margin of the same north 17° west 17.5 feet to the point of beginning.

Being the same property conveyed to Henry Carr and wife, Kizzie Carr, by deed from Sarah A. McIntosh, a widow, of record in Book 529, page 5, Register's Office for said County, the said Kizzie Carr having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. S. Witherspoon and wife, Olivia Witherspoon their **heirs and assigns, forever.**

And we **do covenant with the said** B. S. Witherspoon and wife, Olivia Witherspoon **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, W. H. Carr and wife, Sue T. Carr **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** B. S. Witherspoon and wife, Olivia Witherspoon, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 5th **day of** March **, 19**56.

W. H. Carr

Sue T. Carr

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Avon A. Williams, Jr, a Notary Public in and for said County and State, the within named W. H. Carr and wife, Sue T. Carr

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 March, 19 56.

Commission expires May 16, 1959.

Notary Public

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