K 2538

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the ~~XXXXX~~ Love and Affection which I have for my Nephew, and his wife, ~~XXXXXX~~

I, Ethel, Wisener, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Wisener and wife, Mary Ann Wisener,

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

Located in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee;

Beginning in the northerly line of a tract of land described as Tract No. 3 in a deed of J. C. Dale, Jr., Clerk and Master, of record in Book 1129, page 463, R. O. D. C., Tennessee, at a point 768 feet westerly from the northeast corner of said tract; running thence with said northerly line south 89½ ° east, 768 feet to the northeast corner of said tract; running thence south 4½ ° west 30 poles to a stone; thence south 86½ ° east 25 poles; thence south 4½ ° west 37.8 poles to a stone; thence north 89-3/4 ° west 1000 feet to a point in the southerly line of said Tract No. 3; thence northerly in a straight line to the point of beginning.

Being the same property conveyed to Ethel Wisener, an unmarried woman, by deed from J. W. Wisener and wife, Martha Wisener, of record in Book 1218, page 297 Register's Office for Davidson County, Tennessee.

This conveyance shall take effect from and after my death, in that I specifically reserve a life estate in and to the land above 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 James A. Wisener and wife, Mary Ann Wisener, their heirs and assigns, forever.

And I do covenant with the said James A. Wisener and wife, Mary Ann Wisener 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, except as provided herein.

And I, Ethel Wisener, an unmarried woman, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Wisener and wife, Mary Ann Wisener, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of May, 19 56

Ethel Wisener

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