BK 2601

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100----------
DOLLARS

Cash in hand paid by Edwin C. Tenpenny and wife, Lois Tenpenny, and other good and valuable considerations, receipt of which is hereby acknowledged,

LEROY PRESTON AND WIFE, LOU ELLA PRESTON

have bargained and sold, and by these presents do transfer and convey unto the said Edwin C. Tenpenny and wife, Lois Tenpenny their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of Lot No. 38 on the Plan of Hinchey Petway as of record in Minute Book I, page 442, Chancery Court at Nashville, Tennessee, described as follows:
BEGINNING at the center of Wheeler Avenue at the southeast corner of the property conveyed to J. C. Joslin and wife, Odessa Joslin, by deed from John B. Mullins, Jr., and wife, of record in Book 2339, page 567, Register's Office for said County; thence North along Joslin's east line 319 feet to a point; in the south or rear line of Lot No. 7 on the Plan of Patterson Gardens, Sec. II, of record in Book 2330, page 42, said Register's Office; thence east along the line of Lots No. 7 and 9 of said Subdivision 73 feet to a point; thence South 319 feet to the center line of Wheeler Avenue; thence west with said Avenue 73 feet to the point of beginning.

Being the same property conveyed to Leroy Preston and wife, Lou Ella Preston by deed from Ernest C. Perry and wife, of record in Book 2547, page 611; said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin C. Tenpenny and wife, Lois Tenpenny their heirs and assigns, forever.

And we do covenant with the said Edwin C. Tenpenny and wife, Lois Tenpenny that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered, except taxes for 1956, which are prorated and assumed by the grantee herein.

And we, Leroy Preston and wife, Lou Ella 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 Edwin C. Tenpenny and wife, Lois Tenpenny their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of November, 1956.

Leroy Preston

Lou Ella Preston

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeannette C. Mitchell, a Notary Public in and for said County and State, the within named Leroy Preston and wife, Lou Ella Preston

the bargainer[illegible] 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 2nd day of November, 1956.

Jeannette C. Mitchell
Notary Public

My Commission Expires [illegible] 1960

PG 423