BK 2601

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100- **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Corum D. Sutton and wife, Opal R. Sutton

have bargained and sold, and by these presents do transfer and convey unto the said Earl Jones and wife, Bessie Lee Jones, their

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

Land in Davidson County, Tennessee, being the easterly 60 feet of the westerly 122 feet of the northerly part of Lot No. 16 on the Plan of Joywood Heights, Section 3, not of record, and described according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at the northeast corner of the property conveyed to Leslie G. Douglas et ux, by deed from T. W. Street et ux, of record in Book 2248, page 111, Register's Office for Davidson County, Tennessee; thence south 83 degrees 30' east 60 feet to a point, 8.3 feet west of the corner of Lots Nos. 15 and 16; thence southwestwardly 379.5 feet, more or less, to the northerly line of the property conveyed to Johnnie L. Holt et ux, by deed from T. W. Street et ux, of record in Book 2153, page 94, said Register's Office; thence with the said line westwardly 60 feet to a point 62 feet east of the westerly line of said Lot No. 16, being the northwesterly corner of said Holt property; thence northwestwardly and parallel with the westerly line of said Lot No. 16, 382 feet, more or less, to the point of beginning.

Being the same property conveyed to Corum D. Sutton et ux, Opal R. Sutton, by deed from T. W. Street et ux, of record in Book 2276, page 511, R.O.D.C., Tennessee.

Restrictions of record in Book 2276, page 511; Book 1376, page 98; and Book 1515, page 121, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Jones and wife, Bessie Lee Jones **their heirs and assigns, forever.**

And we **do covenant with the said** Earl Jones and wife, Bessie Lee Jones **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.** 1956 taxes paid.

And we, Corum D. Sutton and wife, Opal R. Sutton **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Earl Jones and wife, Bessie Lee Jones **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 16th **day of** October, 1956

Corum D. Sutton

Opal R. Sutton

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