K 2604

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Seven Thousand Five Hundred and no/00 - - - - - - - - - - - - - - - - ($7,500.00) - DOLLARS

Cash in hand paid by Leroy W. Dunkum and wife, Beuna L. Dunkum, the receipt of which is hereby acknowledged.

We, Drew R. Maddux and wife, Judy J. Maddux,

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

Being the easterly 60 feet of lot No. 8 on the Plan of the Subdivision of Part of the Greenland Tract, as of record in book 421, page 40 Register's Office for said County.
Said part of lot No. 8 fronts 60 feet on the southerly side of Greenland Avenue and extends back from the center of said Avenue 430.3 feet on the easterly line and 424 feet, more or less, on the westerly line to a dead line, measuring 60 feet thereon.
Being part of the real property conveyed to Drew R. Maddux and wife, Judy J. Maddus by deed from John C. Waggoner and wife, of record in book 2592, page 75, 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 Leroy W. Dunkum and wife, Beuna L. Dunkum their heirs and assigns, forever.

And we do covenant with the said Leroy W. Dunkum and wife, Beuna L. Dunkum 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. except taxes for 1956 which are prorated.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leroy W. Dunkum and wife, Beuna L. Dunkum their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 13th day of December, 19 56

Drew R. Maddux

Judy J. Maddux

NOTARY PUBLIC DAVIDSON COUNTY

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