K 2604

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND ONE HUNDRED AND NO/100 ----------

----------($12,100.00)----------**DOLLARS**

Cash in hand paid by George Jemison, Jr., and wife, Mary Elizabeth Jemison, the receipt of which is hereby acknowledged, we

T. A. Clark and Dainey Batson, Jr.

---- ---- **have bargained and sold, and by these presents do transfer and convey unto the said** George Jemison, Jr., and wife, Mary Elizabeth Jemison

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 Lot No. 8 of Block 52 on the map of the subdivision of Lots 37 and 52 of O. B. Hayes' Rokeby Place, as of record in Book 547, page 2, Register's Office for Davidson County, Tennessee, and as described according to a survey thereof made by G. W. Watkins, Surveyor, on February 29, 1956, as follows:

Said Lot No. 8 fronts 55 feet on the westerly margin of 15th Avenue, South, and runs back between parallel lines 150 feet to an alley.

Being a part of the property conveyed to T. A. Clark and Dainey Batson, Jr., by warranty deed from the Executive Board of the Tennessee Baptist Convention, a corporation, as of record in Book 2547, page 359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George Jemison, Jr., and wife, Mary Elizabeth Jemison

their **heirs and assigns, forever.**

And we **do covenant with the said** George Jemison, Jr., and wife, Mary Elizabeth Jemison **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, T. A. Clark and Dainey Batson, Jr.

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George Jemison, Jr., and wife, Mary Elizabeth Jemison, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 21st **day of** December **,** 1956

T. A. Clark

Dainey Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison **, a Notary Public in and for said County and State, within named,** T. A. Clark and Dainey Batson, Jr.

the bargainor, 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 this 21st **day of** December **,** 19 56

Commission expires [illegible] 1957

A. M. Tenison **Notary Public**

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