K 2633

Book 2633 Page 149

WARRANTY DEED

For and in consideration of the sum of ($10.00)

. . . . . Ten and 00/100 . . . . . DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Sidney J. Dillon, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said Marshall Jackson and wife, Geneva C. Jackson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the westerly 60 feet of lots Nos. 168, 169 and 170 on the Map of West Grove, as of record in book 421, page 109, Register's Office for said County, more particularly described as follows:

Beginning at the southeast corner of 37th Avenue North and Pilcher Avenue, being the northwest corner of said lot No. 170; running thence with the easterly margin of 37th Avenue North, southwardly 171 feet to a point, being the southwest corner of lot No. 168; running thence eastwardly, with the line between lots Nos. 167 and 168, 60 feet to a point; thence northwardly along a line parallel with 37th Avenue North, to Pilcher Avenue, a distance of 150 feet, more or less; thence with the southerly margin of Pilcher Avenue, westwardly about 62 feet to the beginning.

Being the same real property conveyed to Sidney J. Dillon by deed from D. B. Andrews and wife, dated June 15, 1956, filed June 20, 1956, and recorded in Book 2543, page 168, said Register's Office.

[redacted]

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

And I do covenant with the said Marshall Jackson and wife, Geneva C. Jackson 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.

And I, Sidney J. Dillon, 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 Marshall Jackson and wife, Geneva C. Jackson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of December, 1956

Sidney J. Dillon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Callie Yarbrough, a Notary Public in and for said County and State, the within named Sidney J. Dillon, an unmarried woman the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 1956

My commission expires My Commission Expires Oct. 22, 1958

Callie Yarbrough
Notary Public

CALLIE YARBROUGH NOTARY PUBLIC DAVIDSON CO. TENN.

PG 149