BK 2635

WARRANTY DEED

For and in consideration of the sum of Ten (10.00) - - - **DOLLARS**

cash in hand paid by George Brown, receipt of which is hereby acknowledged and the assumption of the balance due on an instrument deed note executed by us, on November 18, 1953, to the order of Joseph Stocker and wife, Mary Stocker, we, J. C. Arnold and wife, Opal Arnold, **have bargained and sold, and by these presents do transfer and convey unto the said** ~~George Brown~~ his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Lying in the 12th, formerly the 21st, Civil District of said County, being known as Lots Nos. 5 and 6 on the Map of the sub-division of the Joseph Stocker Tract, and described according to a copy of a survey made May 14, 1952, by George Watkins, Surveyor, as follows:
Beginning at a point on the southerly margin of Moormans Arms road at the common corners of Lots 4 and 5, being 453 feet east of the easterly margin of Buena Vista Pike, said point being the northeast corner of the property conveyed to Ben F. Harris, by deed of record in Book 2144, page 545, , Register's Office for said County; thence East 436 feet to a point; thence North 66 degrees, 30 feet East 200 feet to the common corner of Lots 6 and 7, being the southeast corner of the property conveyed Ben A. Overton and wife, by deed of record in Book 2150, page 32, said Register's Office; thence along the line between Lots 6 and 7 and along Overton's westerly line North 23 degrees, 31 feet West 436 feet to the southerly margin of Moormans Arms road,; thence to the margin of said road South 66 degrees, 30 feet west 200 feet to the beginning, and being the same property conveyed to J. C. Arnold and wife, Opal Arnold, by deed from Joseph Stocker and wife, Mary Stocker, as of record in Book 2240, page 212, 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 ~~George Brown~~, his **heirs and assigns, forever.**

And ~~we~~ **do covenant with the said** ~~George Brown~~, his **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 as hereinabove set out.

And We, J. C. Arnold and wife, Opal Arnold, **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 Brown~~ his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 19th **day of** January, **19** 57.

J. C. Arnold

Opal Arnold

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James F. Daly, **a Notary Public in and for said County and State, the within named** J. C. Arnold and wife, ~~Opal Arnold~~

the bargainor ~~s~~ **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 at office this 19th **day of** January, **19** 57.

Commission expires 3-25-58

James F. Daly
Notary Public

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