K 2637

4000 -

WARRANTY DEED

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

Ten & No/100.....**DOLLARS**
cash and other valuable considerations the receipt of which is hereby acknowledged,

We, Carl Toy and wife **Louise** Toy,

have bargained and sold, and by these presents do transfer and convey unto the said A. T. Sprinkler and wife Irma Toy Sprinkler, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A Small tract of land in the 12th Civil District of Davidson County, Tennessee, being part of a tract of 191.6 acres conveyed to J. A. Williams, Jr. by two deeds, of record in book 587, page 3, Register's Office and in book 576, page 527, Register's Office for said County, and described according to a copy of a survey thereof made March 7,1942, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Green Lane, 300 feet west of a spike, which spike is at the southeast corner of the property conveyed to Raymond Spears, by deed of record in book 1341, page 460, said Register's Office; said point likewise being the southwest corner of the lots of Spears, and being 100 feet west of the said Spears southwest corner; thence with the center line of Green Lane 100 feet to a point ; thence north 20 degrees west 600 feet more or less to a point; thence south 86 degrees east 100 feet to a point; thence south 20 degrees east 600 feet to the beginning.

Being the same property conveyed to Carl Toy and by deed from A. T. Sprinkler and wife, as of record in Book 1712, page 399, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. T. Sprinkler and wife Irma Toy Sprinkler, their **heirs and assigns, forever.**

And we **do covenant with the said** A. T. Sprinkler and wife Irma Toy Sprinkler **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, Carl Toy and wife Louise, Toy, **do further covenant and bind** ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** A. T. Sprinkler and wife Irma Toy Sprinkler, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** February, 19 57.

Carl Toy — A T Sprinkler

Louise Toy

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward E. McEwen, **a Notary Public in and for said County and State, the within named**

Carl Toy and wife Louise Toy,

the bargainors, **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 12th **day of** February, 19 57.

Commission expires 10/22/60

Edward E. McEwen
Notary Public

FOSTER & FOSTER CO., NASHVILLE

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