K 2640

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----Ten and no/100ths ($10.00)-- DOLLARS

We, Marion S. Webb, Marion S. Webb, Jr. and wife, Mary Webb, Raymond E. Dickey and wife, Amelia Webb Dickey, Sanford S. Webb and wife, Beverly W. Webb, being all the heirs of Amelia S. Webb,

Grantees agree to construct a black top road not to exceed 16 feet in width within six months from date of deed in keeping with other county approved roads. Said road to be drained in front with two 12 inch culverts side by side and adequately drained in rear to prevent washing of adjacent lands. Grantees further agree to plow up and remove Webb's present driveway and refill with top soil ready for sod. Grantees agree to construct a fence along said road suitable to J. M. Grissim for protection of children and pets.

have bargained and sold, and by these presents do transfer and convey unto the said Sequoia Club, Inc.

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being a part of the Northwesterly part of Lot No. 1, on the Plan of Bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for said County, being the southerly part of Lot B on the unrecorded resubdivision of Lots 1 and 2 described as follows:
Beginning at a point in the westerly margin of Hillsboro Pike 190 feet north of the northeast corner of Chickering Valley Subdivision, of record in Book 2331, pages 121, 122 and 123, Register's Office for said County; thence north 57°57' west 658.3 feet to an iron pin; thence north 30°04' east 20 feet; thence south 57°57' east 658.3 feet to a point in the westerly margin of Hillsboro Pike; thence southerly with the margin of said pike 20 feet to the beginning.
Being the same property owned by Amelia S. Webb who died testate and whose will is of record in Book 69, page 95, Davidson County Court.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sequoia Club, Inc.

heirs and assigns, forever.

And we do covenant with the said Sequoia Club, Inc.

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 free access is reserved for the heirs and assigns of Amelia S. Webb and J. M. Grissim.

And we, the heirs of Amelia S. Webb

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sequoia Club, Inc.

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this day of March, 19 57

Marion S. Webb, Jr.

Mary Webb Mary Webb

Marion S. Webb

Raymond E. Dickey

Amelia Webb Dickey

Sanford S. Webb

Beverly W. Webb

PG 597