K 2640

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Ten ($10.00) and No/100 DOLLARS

cash in hand and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, Mrs. Lucy Claybrooke Bernard,

have bargained and sold, and by these presents do transfer and convey unto the Kentucky-Tennessee Conference Association of Seventh Day Adventists, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 11th, formerly the 19th Civil District of said County, described as follows:
Beginning at the northeast corner of the property conveyed to McKendree J. Scruggs and wife by deed from Opha R. Bixler, of record in book 1974, page 215, Register's Office for said County; thence with Scruggs northerly line, south 89° 28' west 165.5 feet to Scruggs northwest corner; thence with Scruggs line if extended, north 8° 27' west 278 feet to a stake in the southerly margin of Burrwood Avenue, as proposed; thence with said Avenue, south 86° 32' east 281.8 feet; thence south 16° 25' west 269 feet to the beginning, containing 1.40 acres, more or less,

Being the same property conveyed to Mrs. Lucy Claybrooke Bernard by deed from Opha R. Bixler of record in Book 2015, page 583, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kentucky-Tennessee Conference Association of Seventh Day Adventists, its successors, and assigns, forever.

And I do covenant with the said Kentucky-Tennessee Conference Association of Seventh Day Adventists, 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, except for taxes for 1957 which have been prorated and are assumed by the grantee. Possession to be given within six months from Feb. 1, 1957 unless otherwise agreed.

And I, Mrs. Lucy Claybrooke Bernard

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Kentucky-Tennessee Conference Association of Seventh Day Adventists, its successors and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 9th day of February, 1957

Mrs. Lucy Claybrooke Bernard

G 631