BK 2643

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ Seventeen Thousand Eight Hundred ($17,800.00)- DOLLARS of which amount the sum of $7,800.00 has been paid to us in cash, by Clark B. Rollins, Jr. Mary Ann Rollins Devor and David Louis Rollins, the receipt of which we do hereby acknowledge, and for the balance the said grantees have assumed and agree to pay a mortgage indebtedness resting on the hereinafter described land in the principal amount of $10,000.00, payable in accordance with the terms therein provided, which is secured by deed of trust resting upon said property which is of record in Book 2577, page 78, Register's Office for Davidson County, Tennessee, we, Tom F. Jones and wife, Ruth J. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said Clark B. Rollins, Jr., Mary Ann Rollins Devor and David Louis Rollins,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 19 and part of the Dower Tract on the Plan of Edward Trabue Lands, as of record in Minute Book 1, pages 190 and 191, U. S. Circuit Court, and also being the east end of Lot No. 3 in a Subdivision of part of the Trabue Lands, a plan of which is of record in Book 1, page 77, Chancery Court at Nashville, Tennessee, said land is more particularly described according to a plat of record in Plan Book 2083, page 29, Register's Office for Davidson County, Tennessee, as being Lots Nos. 8 A, 8B and 8 C on the Anthony and Lewis Subdivision of Lot 8 Mrs. E. C. Bairds Plan, said lots are more particularly described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being 1307 feet, more or less west of the center line of Spence Lane; being marked by a concrete monument; thence south 81 deg. west 359.2 feet to a concrete monument; thence north 8 deg. 01 min. west 451.3 feet to a concrete monument in northerly margin of the N. C. & St. L Railroad right of way; thence along the northerly margin of said right of way, south 75 deg. 39 min. west 153.8 feet to a stone; thence north 14 deg. 47 min. east 560 feet to the point of beginning.

Being the same property conveyed to Tom F. Jones, and by deed from Annie Harding Anthony and Jamie Harding (Little) Lewis, of record in Book 2602, page 399, Register's Office for Davidson County, 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 Clark B. Rollins, Jr., Mary Ann Rollins Devor, and David Louis Rollins, their heirs and assigns, forever.

And we do covenant with the said Clark B. Rollins, Jr., Mary Ann Rollins Devor and David Louis Rollins 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 by said mortgage referred to above and interest on same and taxes all of which have been pro rated between the parties and assumed by grantees. And We, Tom F. Jones and wife, Ruth J. Jones,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Clark B. Rollins, Jr., Mary Ann Rollins Devor and David Louis Rollins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of April 1957

Tom F. Jones

Ruth J. Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, D. T. Dewlinson, a Notary Public in and for said County and State, the within named Tom F. Jones and wife, Ruth J. Jones,

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 Nashville, Tennessee, this 8 day of April 1957

Commission expires July 22, 1957

D. T. Dewlinson
Notary Public

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