BK 2644

WARRANTY DEED

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

Ten and no/100's DOLLARS

Cash in Hand paid by Jack D. Rainey and wife, Marjorie H. Rainey, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Nick T. Choate (unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Jack D. Rainey and wife, Marjorie H. Rainey their heirs 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 7th, formerly the 11th Civil District and described according to a survey made by Lewis D. Justice, Surveyor, on April 30, 1952. as follows:

Beginning at a point in the center line of Granny White Pike, said point being the southwesterly corner of the property conveyed to Raymond E. Brown and wife, Lillian F. Campbell Brown, by two deeds, one from B. B. Woodroof and wife, of record in Book 1116, page 165, and the other from Wilson Brown and wife, Martha Edgman Brown of record in Book 1450, page 89, Register's Office for Davidson County. Tennessee; thence with the center of said pike, north 6 degrees 50 minutes west 135 feet to a point; thence south 88 degrees 45 minutes east 956 feet to a stake in the rear line of the Raymond Brown property; thence south 3 degrees 12 minutes west 122 feet to a post, said post being the southeast corner of the Raymond Brown property hereinbefore mentioned; thence with the southerly line of said property, north 89 degrees 30 minutes west 932.4 feet along a fence, to the point of beginning.

Being the same property conveyed to Nick T. Choate, by deed from Raymond E. Brown and wife, Lillian F. Campbell Brown, of record in Book 2046, page 300, and by decree of Circuit Court of Davidson County, Tennessee, of record in Book 2600, page 19, 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 Jack D. Rainey and wife, Marjorie H. Rainey their heirs and assigns, forever.

And I do covenant with the said Jack D. Rainey and wife, Marjorie H. Rainey 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 1957 taxes which have been prorated and assumed by the purchaser.

And I, Nick T. Choate,(unmarried) do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jack D. Rainey and wife, Marjorie H. Rainey Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of April, 1957

x Nick T. Choate

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, within named Nick T. Choate (unmarried) the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 1957

Commission expires 10/24/60

Mack H. Webb
Notary Public

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