BK 2648

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Four Hundred ($400.00) and no/100 - DOLLARS cash in hand paid by Arthur Matthews and wife, Irene Matthews, the receipt of which is hereby acknowledged, we, Thelma Webb Hayes, a widow, and father, Dan Webb, who joins in this deed for the purpose of conveying whatever interest, if any, he might have in the hereinafter described property,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Arthur Matthews and wife, Irene Matthews,

their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, situate in the 19th Civil District of said County and State.

BEGINNING at a small elm, the southeast corner of Lot No. 8 in the division of the Wilson Williams Estate, running thence North 12.9 poles to a stake in the east boundary line of said Lot No. 8; thence South 88 3/4° West 28 poles to a stake in the west boundary line of said lot; thence south 12.9 poles to the southwest corner of said lot; thence North 88 3/4° East to the beginning, containing two acres more or less BEING a part of the same property conveyed in a partition deed of record in Book 1136, page 143, Register's Office for Davidson County, Tennessee.

Dan Webb, the father of Thelma Webb Hayes, joins in this deed for the purpose of conveying his courtesy rights in the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur Matthews and wife, Irene Matthews, their _____ heirs and assigns, forever.

And we do covenant with the said Arthur Matthews and wife, Irene Matthews, _____ 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, Thelma Webb Hayes, a widow, and father, Dan 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 Arthur Matthews and wife, Irene Matthews, _____ their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28 day of May, 1957

_____ Thelma Webb Hayes

_____ Dan Webb

PG 349