K 2652

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---Ten and 00/100ths($10.00) **DOLLARS**
and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, C.W. Evilcizer and wife, Juanita S. Evilcizer and RobertL. Wilson and wife, Hester L. Wilson, **have bargained and sold, and by these presents do transfer and convey unto the said** William O. Snell and wife, Sarah N. Snell, **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

A small tract of land in the 2nd Civil District of Davidson County, Tennessee, adjoining the property known as Seven Oaks Subdivision, Section 1, of record in Book 1835, page 132, Register's Office for said County, and described partially according to a copy of a survey thereof made by A.P.Connell, Surveyor, January 18, 1953, as follows:
Beginning at a concrete monument at the intersection of Seven Oaks Subdivision south boundary line and the east right-of-way line of Weaver Drive; thence easterly along the arc of a curve with a radius of 25 feet 39.27 feet to a concrete monument in the south margin of School Lane; thence with said margin, south 67°11' east 44.30 feet to a point; thence leaving said Lane south 4°20' west 320.3 feet to a point; thence north 85°15' west 73.55 feet to an iron pin; thence north 4°45' east 327.1 feet to the beginning.
Being property vested, a one-half undivided interest in C.W.Evilcizer, by deed from C.H.Waldron, et al, of record in Book 2136, page 147, and the other one-half undivided interest in Robert L. Wilson, by deed from T.W. Street, of record in Book 2245, page 255; Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William O. Snell and wife, Sarah N. Snell, **their heirs and assigns, forever.**

And we **do covenant with the said** William O. Snell and wife, Sarah N. Snell, **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, C.W.Evilcizer and wife, Juanita S. Evilcizer and Robert L.Wilson and wife, Hester L. Wilson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William O. Snell and wife, Sarah N. Snell, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** July, 1957

C.W. Evilcizer — Robert L. Wilson
Juanita S. Evilcizer — Hester L. Wilson

PG 255