BK 2696

42885

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the ~~sum of~~ *** one dollar ********** ($1.00) ********** **DOLLARS** and the love and affection that we have for my daughter and son-in-law,

We, Walter J. Bilbrey and wife, Mattie Bilbrey **have bargained and sold, and by these presents do transfer and convey unto the said** Luther Cleveland Sullivan and wife, Helen Sullivan their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being a part of a parcel of land in the 8th Civil district of Davidson County, Tennessee, in the Garland Hollow, and being a portion of a 32.5 acer tract of land of Record in Book 424, page 10, Register s Office for Davidson County, Tennessee.

Beginning at a point on the Nashville Branch Creek where it intersects with the east fork of Pond Creek; thence South 32 degrees 30 minutes west 13 poles; thence, South 21 degrees 30 minutes west 7 poles to a stake in creek; thence south 47 degrees East 13 poles to a stake; thence north 21 degrees 30minutes east 7 poles; thence 32 degrees 30 minutes east 13 poles to a stake; thence North 47 degrees west 13 poles to the point of beginning and containing 1½ acers, more or less.

Being part of the same property conveyed to Walter Bilbrey by deed of record from L. F. Garland and wife, S. J. Garland in Book 424, page 10, Register's Office for Davidson County, Tennessee.

The above described property is deeded subject to an easement and right of way as described on said survey to and from the Garland Family grave yard.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther Cleveland Sullivan and wife, Helen Sullivan their **heirs and assigns, forever.**

And We **do covenant with the said** Luther Cleveland Sullivan and wife, Helen Sullivan **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, Walter J. Bilbrey and wife, Mattie Bilbrey **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Luther Cleveland Sullivan and wife, Helen Sullivan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 23rd **day of** August, 19 57

Walter J Bilbrey

Mattie Bilbrey

PG 631