BK 2701

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of
******Ten and no/100**********
DOLLARS
and other good and valuable consideration, we, C. R. Stephens and wife, Mary L. Stephens

have bargained and sold, and by these presents do transfer and convey unto the said Gordon Cason and wife, Evelyn Cason their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of a tract of land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, owned by George B. Graves, located on Highway No. 112, Dry Fork Creek, of Record in Book 566, Page 525, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northeast margin of Highway No. 112 where the easterly line of said tract intersects said margin and running thence with the easterly margin of said Highway No. 112, approximately North 55 degrees West 717 feet, more or less, to the point where the boundary line of said tract crosses the margin of the highway; thence leaving the highway and with the boundary line of said tract owned by Graves, North 13 degrees West about 40 feet to a point in the center of Dry Fork Creek below the concrete bridge, the same being the original corner referred to in the deed to George B. Graves of record in Book 566, Page 525, R. O. D. C., Tennessee; thence down Dry Fork Creek with its center line, North 73-2/4 Degrees East 462 feet to the north east corner of the Graves Tract; thence with the boundary of his tract South 12 ½ Degrees East 543 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to C. R. Stephens and wife, Mary L. Stephens by Albert A. Hager and wife, Elizabeth Hager as recorded on May 16, 1944 in Book 1282, Page 208 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 Gordon Cason and wife, Evelyn Cason their heirs and assigns, forever.

And we do covenant with the said Gordon Cason and wife, Evelyn Cason 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 for a Deed of Trust and Note, dated 5-25-56, to Louis Leftwich, Trustee, to secure Fidelity Federal Savins & Loan Assoc. in the amount of $6,000.00 The purchasers will assume the present balance of approximately $5,643.05. And we, C. R. Stephens and wife, Mary L. Stephens do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Gordon Cason and wife, Evelyn Cason their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25TH day of October, 19 57

C. R. Stephens
Mary L. Stephens

PG 615