K 2744

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, TOM F. JONES AND WIFE, RUTH J. JONES,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS R. POWELL AND WIFE, JACQUELYN M. POWELL their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 on the Plan of Merry Oaks, Section IV, of record in Book 2330, page 128, Register's Office for said County, as follows:

BEGINNING at a point in the north margin of Cloverdale Road at the corner of Lots No. 12 and 13; thence east with the Road, 94.1 feet to a monument at the beginning of a curve; thence around a curve in a northerly direction 93.1 feet to a monument in the west margin of McGavock Pike; thence with the margin of said Pike, northerly 206.1 feet to the common corner of Lots No. 13 and 14; thence west with the line between these lots, 160.7 feet to the northeast corner of Lot No. 10; thence along the dividing line between Lots No. 10, 12 and 13, southerly 153.4 feet to a monument in the east line of Lot No. 12, continuing with the line between Lots No. 12 and 13, South 100 feet to the point of beginning.

Being part of the property conveyed to TOM F. JONES by two deeds, one from Harding Harold Ward and wife, of record in Book 2592, page 623; and the other from J. W. Cross, III, of record in Book 2703, page 294; said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1763, page 139 and in Book 2703, page 233, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS R. POWELL AND WIFE, JACQUELYN M. POWELL their heirs and assigns, forever.

And we do covenant with the said THOMAS R. POWELL AND WIFE, JACQUELYN M. POWELL 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, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of March, 19 58.

Tom F. Jones

Ruth J. Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Nancy M. Junius, a Notary Public in and for said County and State, the within named TOM F. JONES AND WIFE, RUTH J. JONES

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1958.

Commission expires May 14, 1960.

Nancy M. Junius
Notary Public

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