K 2744

Book [illegible] Page [illegible]

69

For and in consideration of the sum of $ 10.00.....

.....Ten/..... DOLLARS

Paid in cash by Matthews Fentress and wife, Edgar Ann Fentress, the receipt of which is hereby acknowledged,

We, Willie E. Duke and wife, Lois Hazel Duke

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

Being in the Fourteenth Civil District of said County, about 3 miles east of Joelton,

Beginning in the center of Morgan Road, running north 46 deg. 30' East 82½ feet; thence N. 36° 15' East 184 feet; thence North 31deg. 50' West 290.5 feet to a 12" white oak tree; thence S. 2 Deg. West 452 feet with the easterly line of Bridges' property to the center of Morgan Road, the point of beginning, containing .87 acre according to survey made March 12th, 1958 by C. J. Carney, Surveyor.

Being a portion of said property first tract in Deed J. C.Garrett, Trustee to Willie E. Duke et ux, of record in Book 2487, page 65, 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 Matthews Fentress and wife, Edgar Ann Fentress, their heirs and assigns, forever.

And we do covenant with the said Matthews Fentress and wife, Edgar Ann Fentress 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, Willie E. Duke and wife, Lois Hazel Duke do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Matthews Fentress and wife, Edgar Ann Fentress, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1958.

Willie E Duke

Lois Hazel Duke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. A. Draper, a Notary Public in and for said County and State, the within named Willie E. Duke and wife, Lois Hazel Duke

the bargainer, 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 Goodlettsville, Tennessee, this 2nd day of Apr., 1958.

My commission expires 7-23-1961.

M. A Draper
Notary Public

WARRANTY DEED

FROM WILLIE E. DUKE ET UX

TO MATTHEWS FENTRESS ET UX

76075

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 day of APR A.D. 1958 at 12 o'clock
Noted in Book 70 Page 1
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By M. C. Lynch D.R.

Published by TGT
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 69