K 2744

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One & No/100 ($1.00) DOLLARS

Cash and other good and valuable and sufficient consideration to us this day paid by Alvin Biggs and wife, Biggs, the receipt of all of which is hereby acknowledged, we Billy Joe Roberts and wife, Shirley Ann Roberts,

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

Land in the Thirteenth Civil District of Davidson County, Tennessee, described according to a copy of a survey of Tract No. 15 E. E. Brown Farm, of record in Book 161, page 177, R.O.D.C., Tennessee, by Ralph W. C. Lambert, Surveyor, dated November 5, 1955, as follows:

Beginning at a spike in the center of Bull run Road, said spike being south 47o 07' E 180 feet from spike in the center of Bull Run Road, the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr., and wife, of record in Book 2448, page 165, R.O.D.C., Tennessee; thence N41° 45' W 225 Feet to a point; thence S 30° 37' E 90 feet to an iron pin; thence S 40° 41' W 200 feet to a spike in the center of Bull Run Road; thence N 47° 07' W 90 feet to the point of beginning, containing 0.44 acres, more or less.

Being the same property conveyed to Billy Joe Roberts, and wife, Shirley Ann Roberts, by deed from Rufus Gallaher, Jr., et ux. of record in Book 2483, page 359, 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 Alvin Biggs and wife, RUTH Biggs their heirs and assigns, forever.

And we do covenant with the said Alvin Biggs and wife, RUTH Biggs 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 said Billy Joe Roberts and wife, Shirley Ann Roberts do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Alvin Biggs and wife, Biggs heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this FOURTH day of April, 19 58

Shirley Ann Roberts

Billy Joe Roberts

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