K 2747

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of **********TEN DOLLARS AND NO CENTS********** **********($10.00)********** DOLLARS cash in hand to us paid, and other good and valuable considerations, the receipt for all of which is hereby acknowledged, we,



R. M. Hutcherson and wife, Frances Hutcherson have bargained and sold, and by these presents do transfer and convey unto the said Keith Sullivan and wife, Ruby Sullivan their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A parcel of land in the 8th Civil district of Davidson County, Tennessee, as follows:

Being a portion of Lot No. 6, of the John B. Brown, property; beginning at R. C. Tidwell's Northwest corner on the north edge of a 15 foot road, same being in the south line of the Gower School property; thence south 2 degrees east with R. C. Tidwells west line 137 feet, more or less, to Meadows north line at an iron stake, thence south 85 degrees 17 minutes west with Meadows North line 188.5 feet to a stake in Meadows North line, a hackberry tree for a pointer; thence leaving Meadows North line; going north 4 degrees west 130 feet more or less to a stake in the north edge of a 15 feet road and in the same school property; thence with the south line of the school property, north 82 degrees and 6 minutes east 172 feet, more or less, to the beginning.

Being the same property conveyed to R. M. Hutcherson and wife, Frances Hutcherson by deed of record in Book 2041, page 513, Register's Office for Davidson County, Tennessee from Roy Mangrum and wife, Nora B. Mangrum.

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

And We do covenant with the said Keith Sullivan and wife, Ruby 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, R. M. Hutcherson and wife, Frances Hutcherson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Keith Sullivan and wife, Ruby Sullivan their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 26th day of April, 1958

R. M. Hutcherson

Frances Hutcherson

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