K 2798

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------
TEN AND NO/100---------- DOLLARS
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Addie Binkley, a widow,
have bargained and sold, and by these presents do transfer and convey unto the said John W. Sisco
his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in Davidson County, Tennessee, described as follows: BEGINNING in the center of Dickerson Pike, said point being the northeast corner of the original tract; running thence North 87½° West 158.8 poles to hickory corner; thence South 2° west 14.42 poles to a stake; thence south 87½° east 1,999 feet to a stake near a barn; thence so as to leave the barn out of the tract herein conveyed North 2° East 25 feet; South 87½° East 150 feet to a stake; thence South 2° West 25 feet to a stake; thence 87½° East 400 feet to the center of said Turnpike; thence with the center of said Turnpike North 2° East 252.28 feet to the point of beginning, containing 14 acres off the north part of a 34.33 acre tract conveyed to J. W. Newlin by R. F. Lipscomb by deed of record in Book 522, page 277, Register's Office for said County, included but excluded herefrom is a small tract fronting 75 feet on Dickerson Pike, conveyed to Jim Binkley and wife, by deed of record in Book 1345, page 602, said Register's Office.

Being part of the property conveyed to L. Mason Binkley and wife, Addie Binkley, by deed from George L. Hicks and wife, of record in Book 917, page 276, Register's Office for said County, the said L. Mason Binkley, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Sisco
His heirs and assigns, forever.

And I do covenant with the said John W. Sisco
that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for 1958 taxes which have been pro-rated and assumed by Grantee.

And I, Addie Binkley, a widow,
do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Sisco
his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25th day of July, 19 58

Addie Binkley

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