K 2804

Book 1704 Page 407

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ---TEN DOLLARS AND NO/100 - - - - - - - - - - - - - - -
Cash and other good and valuable considerations - - - - - - - DOLLARS ($ 10.00),

[illegible] , free from [illegible]

We, Luther W. McKnight and wife, Willie Bradley McKnight

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville State of Tennessee, described as follows:

A tract of land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, November 3, 1949, as follows:

Beginning at a point in the center line of Hester Beasley Road, 608.4 feet south of its intersection with the center line of U. S. Highway No. 100; thence with the center line of Hester Beasley Road, as follows; South 7° 17' east 80 feet, south 2° 43' west 99.6 feet, south 12° 43' west 99.5 feet. south 3° 17' east 99.5 feet. south 30° 03' east 99.6 feet, south 21° 03' east 99.6 feet, and south 7° 04' 41.4 feet; thence leaving said with an agreed line, south 72° 45' east 396.7 feet; thence north 1° 44' east, and partly with an old fence line, 621.8 feet; thence north 79° 09' west 489 feet to the beginning, containing 6.3 acres, more or less.

Being the same property conveyed to Luther W. McKnight and wife, Willie Bradley McKnight, by deed from Patrick H. Sullivan and wife, Leola Patricia Sullivan of record in Book 2201, page 373, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 14th day of April, 1956.

Luther W. McKnight
x Willie B. McKnight
Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Marbut G. Gaston, a Notary Public in and for the State and County aforesaid, personally appeared the within named We, Luther W. McKnight and wife, Willie Bradley McKnight, 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 the 14th day of April, 1956.

Marbut G. Gaston
Notary Public

My commission expires: January 23, 1957

WARRANTY DEED
From
LUTHER W. MCKNIGHT AND WIFE,
WILLIE B. MCKNIGHT
To
RUTH BEEMER GASTON

97342

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of SEP A.D. 1958 at 11:42 o'clock A.M.
Noted in Book 2 Page 275
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGregor

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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