K 2806

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $4,800.00.....

.....Forty Eight Hundred..... DOLLARS

$50.00 paid in cash by Louis M. Jones and wife, Ramona Jones, the receipt of which is hereby acknowledged, and for the remaining amount of $4,750.00, the executing of a note of like amount of even date, and payable in 90 days, note bears interest from date at the rate of 6% per annum, and a lien is retained in the hereinafter described property to secure the payment of said note and interest,



We, Robert Russell Birdwell and wife, Pauline Birdwell

have bargained and sold, and by these presents do transfer and convey unto the said Louis M. Jones and wife, Ramona Jones, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Situated in the 10th Civil District of Davidson County, Tennessee, Described as follows to-wit:

Beginning in the center line of U.S.Highway 41 at the south line of the land conveyed to Pickle; thence with the center line of U.S.Hwy 41 south 60 Deg. E. 1254 ft. to the beginning of a curve, thence, with a radius of 1390 feet, 640 feet; thence leaving the Highway south 63 deg W. 163 feet; thence south 70 deg. W. 173 feet to an iron pin in north line of C.W.Dixon; thence West with Dixon's north line 3286 feet; thence North 100 feet; thence N. 28 Deg. W. with Stiddum's East line 429 feet, North 603 feet; thence south 79½ deg. East 135 feet; thence South 88-3/4 Deg. E. 137 feet to the southeast corner of a tract of land formerly belonging to Baxter (Book 262, page 491, R.O.D.C.); thence north 27 Deg.- East 370 feet; thence with Pickle's south line (See Book 1338, page 204, R.O.D.C. and Book 100, page 397, R.O.R.C.) south 88 Deg. East 1683 feet to the beginning, containing 89.6 acres, more or less according to survey made by Stephen A. Draper, dated July 31, 1958, and being part of the land known as the Coggin Farm, partially described in Book 2249, page 576, R.O.D.C.,Tenn.

Being the same property conveyed to Robert Russell Birdwell and wife, Pauline Birdwell by deeds as follows: From Alberta Coggin Greer et al, Book 2095, page 60; Lillie May Coggin Lewis et al, Book 2249, page 585; Thomas Coggin, Book 2249, page 576; Mattie Coggin, Book 2486, page 362; All 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 Louis M. Jones and wife, Ramona Jones, their heirs and assigns, forever.

And we do covenant with the said Louis M. Jones and wife, Ramona Jones 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, Robert Russell Birdwell and wife, Pauline do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis M. Jones and wife, Ramona Jones, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of Sept., 1958

Robert Russell Birdwell

Pauline Birdwell

18 Mar. 1959

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