K 2813

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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

we, JAMES V. LEE AND WIFE, MARY J. LEE,

have bargained and sold, and by these presents do transfer and convey unto the said EZRA U. DUNCAN, JR. AND WIFE, ANNA D. DUNCAN, their 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 the 10th, formerly 20th, district of Davidson County, Tennessee, and being Lot No. 5 on the Plan of W. C. Moncrief Subdivision of Mathis Land at Goodlettsville, Tennessee, described according to a survey made by Hal T. Swann, Jr., March 5, 1949, as follows:
BEGINNING at a point in the south margin of West Cedar Street at the common corner of Lots Nos. 4 and 5, said point being 265 feet east of the Subdivision line; thence southerly along the line between Lots Nos. 4 and 5, 145.6 feet to an iron pin which is 268 feet east of the Subdivision line; thence easterly 75 feet to an iron pin at the common corner of Lots Nos. 5 and 6; thence northerly with line between said Lots 143.3 feet to an iron pin in the southerly margin of West Cedar Street; thence westerly along the margin of West Cedar Street, 75.04 feet to the beginning.
Being the same property conveyed to James V. Lee and wife, Mary J. Lee, by deed from Arthur Wilkins and wife, as of record in Book 1712, page 239, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EZRA U. DUNCAN, JR., AND WIFE, ANNA D. DUNCAN, their heirs and assigns, forever.

And we do covenant with the said EZRA U. DUNCAN, JR., AND WIFE, ANNA D. DUNCAN 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, JAMES V. LEE AND WIFE, MARY J. LEE, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said EZRA U. DUNCAN, JR., AND WIFE, ANNA D. DUNCAN their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of November, 1958.

James V. Lee
James V. Lee
Mary J. Lee
Mary J. Lee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Matt N. Thomson, a Notary Public in and for said County and State, the within named JAMES V. LEE AND WIFE, MARY J. LEE, the bargainors, 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 Madison, Tennessee, this 13th day of November, 1958.

Commission expires July 23, 1960.

Matt N. Thomson
Notary Public

NOTARY PUBLIC TENNESSEE

TENNESSEE TITLE COMPANY

G 511