K 2855

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/one hundreds DOLLARS ($ 10.00),
Cash in hand and other good and valuable considerations paid to us by the purchasers the receipt of which is hereby acknowledged.

W. H. Toney, Sr. unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Joseph G. Matty and William Segerson

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

Land in Davidson County, Tennessee, Being the southerly part of lot No. 13 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County, described as follows:
Beginning on the westerly margin of Porter Road, as widened, at the present corner of lots Nos. 12 and 13; thence with the line between said two lots westwardly 171 feet, more or less, to the common corner of lots Nos. 11, 12, 13 and 14; thence with the line between Lots Nos. 13 and 14, northwardly 70 feet; thence at right angles eastwardly 216 feet, more or less, to the westerly margin of said Porter Road; thence with said Road, southwardly 81 feet to the beginning.
Being the same property conveyed to Annie F. Harvey by deed from Lummie L. Smith et al., of record in Book 1403, page 339, said Register's Office.
The said Annie F. Harvey having since deceased and leaving said property to her son W. H. Toney, Sr. by her Last Will and Testament which has been filed in the County Court Clerk'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 29 day of October, 1958

Dora Lummie L. Johnson
Judy M. McAdams
W. H. Toney Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jno. D. Coleman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named W. H. Toney, unmarried,
the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee,
this, the 4 day of NOVEMBER, 1958

Jno. D. Coleman, Jr.
Notary Public

My commission expires: NOV. 13, 1960

NOTARY PUBLIC DAVIDSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of NOV. A.D. 1958 at 2 o'clock P.M.
Recorded in Book 2855 Page 175
Fee $1.65
WILSON, Register
By Deputy

WARRANTY DEED
From W. H. Toney, unmarried,
To Joseph G. Matty and William Segerson
6576
NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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