BK 2859

For and in consideration of the sum of $ 10.00 ----------
Ten and no/100 ----------DOLLARS
cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged.

We, Orris Lee Timmons, Jr. and wife, Mary Timmons

have bargained and sold, and by these presents do transfer and convey unto the said

W. D. Ferguson and wife, Ann R. Ferguson, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 72 and 73 on the unrecorded map of Due West Valley Acres, and described according to a preliminary plan of said subdivision made by H. R. Swann, Jr., Surveyor, as follows: BEGINNING at a point on the southerly margin of Due West Avenue, the common corner of Lots 71 and 72 on the said plan, said point being 200 feet west of the west margin of an unnamed 50 foot road shown on said plan; thence with the line between said lots, southerly 500 feet to a point; thence easterly 217.36 feet to the west margin of said unnamed 50 foot road; thence with the margin of same northerly 500 feet to the southerly margin of Due West Avenue, thence with the margin of the same westerly 200 feet to the beginning.

Being the same property conveyed to Orris Lee Timmons, Jr. and wife, Mary Timmons, by deed from John Dennis Reese and wife, of record in Book 2200, page 613, 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 W. D. Ferguson and wife, Ann R. Ferguson, their heirs and assigns, forever.

And we do covenant with the said W. D. Ferguson and wife, Ann R. Ferguson 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, Orris Lee Timmons, Jr. and wife, Mary Timmons, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. D. Ferguson and wife, Ann R. Ferguson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of December, 19 58

× Orris Lee Timmons
× Mary Timmons

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Orris Lee Timmons, Jr. and wife, Mary Timmons the bargainor, 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 19th day of December, 1958.

Commission expires July 28, 1962

James P. Wilson
Notary Public

Warranty Deed

From Orris Lee Timmons, Jr., et ux

12050

To W. D. Ferguson, et ux

$ 1.00 ed

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 22 day of DEC A.D. 1958
at 1:57 o'clock P.M. and
Noted in Book 41 Page 174
Recorded in Book 2859 Page 430
Recording Fee $ 1.00
JAMES P. WILSON, Register
By E. McCrary D.C.

Published by TENNESSEE TITLE COMPANY

PG 433