K 2860

WARRANTY DEED "H" FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100-------($10.00)----------DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

Mabel M. Matthews have bargained and sold, and by these presents do transfer and convey unto the said Clinton D. Keel and wife, Leah Jean Keel their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 1 all of Lots 2, 3, 4, and 5, and the westerly 5 feet of Lot No. 6 of Block "D" on the map of Marthonna Subdivision, not of record, described according to a survey made by Harvey Gee, April 7, 1956.

Beginning on the southerly margin of Marthonna Road, south, formerly Ezell Road South at a point 220 feet west of the northwest corner of the property conveyed to James R. Ladd, et ux, by deed from Earl G. Pate, Jr., et ux, of record in Book 2277, page 94, said Register's Office, being 5 feet east of the corner of Lots Nos. 5 and 6; thence with the southerly margin of Marthonna Road south, North 86 deg. 02 minutes west 110 feet to an iron pin 20 feet east of the northwest corner of Lot No. 1; thence south 4 deg. 13' west 358 feet to an iron pin in the northerly line of Pleasant Acres; thence with said line south 87 deg. 26' east 110 feet to an iron pin; thence north 4 deg. 13' east 355.3 feet to the beginning.

Being the same property conveyed to Mabel M. Matthews by deed from Bill L. Bryan and wife, Stella F. Bryan of record in Book 2595, page 25, 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 Clinton D. Keel and wife, Leah Jean Keel their heirs and assigns, forever.

And I do covenant with the said Clinton D. Keel and wife, Leah Jean Keel that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mabel M. Matthews do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clinton D. Keel and wife, Leah Jean Keel their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of December, 19 58.

Mabel M. Matthews

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