K 2861

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twenty Three Thousand, Five Hundred and no/100 - - - - - - - - -($23,500.00) - - - - - - - - - - - -**DOLLARS** cash in hand paid, the receipt of same is hereby acknowledged,

We, Joseph Reynolds and wife, Elizabeth Suiter Reynolds, **have bargained and sold, and by these presents do transfer and convey unto the said** A. V. Washburn and wife, Kate Washburn and 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 Lot No. 83 on the Plan of West Meade Farms, Inc., Section "D", as of record in Book 1835, pages 40 and 41, Register's Office for said County.

Said Lot No. 83 fronts 201.3 feet on the northerly side of Jocelyn Hollow Road and runs back 411.7 feet on the westerly line and 420.4 feet on the easterly line, to a dead line in the rear, measuring 192.9 feet thereon.

Being the same property conveyed to Joseph Reynolds and wife, Elizabeth Suiter Reynolds, by deed from West Meade Farms, Inc., of record in Book 2859, page 283, 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 A. V. Washburn and wife, Kate Washburn, their **heirs and assigns, forever,** physical possession to be surrendered to the conveyees on the 6th of Jan. 1959.

And we **do covenant with the said** A. V. Washburn and wife, Kate Washburn **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,** except Restrictions recorded in Book 1915, page 207 and Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee.

And we **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** A. V. Washburn and wife, Kate Washburn, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 5th **day of** Jan. , 1959

Joseph Reynolds

Elizabeth Suiter Reynolds

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned , **a Notary Public in and for said County and State, the within named** Joseph Reynolds and wife, Elizabeth Suiter Reynolds

the bargainor S , **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 office, this 5th **day of** January , 1959

Commission expires 10-20-59

Carolyn Alexander
Notary Public

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