K 2861

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) **********
TEN AND NO/100 ********** **DOLLARS**

Cash in hand paid by John Russell Short and wife, Velma Louise Short, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, J.L. Burton and wife, Mary Sue Burton

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John Russell Short and wife, Velma Louise Short

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, described as follows:
Tract No. 8 fronts 95 feet on the northerly side of Old Clarksville Pike and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made July 20,1956, as follows:

Beginning at apoint in the northerly right-of-way line of the old Clarksville Pike where the common boundary line between the lands of Fred Bates on the west and the lands of Mrs. Elsie Felts Binkley et al, on the east intersect said right-of-way line; thence north 3 deg. 26' 40" east 412.67 feet to a stake; thence south 74 deg. 30' east 183 feet to a stake; thence south 15 deg. 45' 30" west 403.02 feet to a point in the northerly right -of-way line of said Old Clarksville Hwy; thence westerly with said right of way line 95 feet to the point of beginning, containing 1.33 acres more or less.

Being the same property conveyed to John Russell Short and wife. by deed from J.L. Burton and wife, Mary Sue Burton of record in Book , page Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Russell Short et ux

their **heirs and assigns, forever.**

And we **do covenant with the said** John Russell Short and wife, Velma Louise Short

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, J.L. Burton and wife, Mary Sue Burton

do further covenant and bind _____ **heirs and representatives, to warrant and forever defend the title to the said land to the said** John Russell Short and wife, Velma Louise Short

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand s this** 5th **day of** January, **19** 59

J. L Burton

Mary Sue Burton

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