K 2864

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by John D. Black and wife, Peggy J. Black, receipt of which is hereby acknowledged, and other good and valuable consideration,

W. C. Moncrief & Company, Inc., a Tennessee Corporation,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JOHN D. BLACK AND WIFE, PEGGY J. BLACK,

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. 42 on the Map of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Wren Road, common corner of Lots Nos. 42 and 43; thence with the line between said two lots, southeasterly 200 feet to the common corner of Lots Nos. 42, 43 and 58; thence with the line between Lots Nos. 42 and 58, easterly 171.0 feet to a point in the northeasterly margin of Meadow Lark Lane; thence with said lane northwesterly 125 feet to a point; thence around a curve northeasterly to a point in the southeasterly margin of Wren Road; thence with said Road northeastwardly 125 feet to the point of beginning.

Being property conveyed to W. C. Moncrief & Company, Inc., by deed from Edgar Gus Graves and wife, Eva B. Graves, of record in Book 2394, page 430, 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 D. BLACK AND WIFE, PEGGY J. BLACK, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said John D. Black and wife, Peggy J. Black, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. C. Moncrief & Company, Inc., does ~~do~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the ~~title~~ to the said land to the said John D. Black and wife, Peggy J. Black, ~~to the~~ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our ~~hand~~ s this 23rd day of January, 1959

Attest: [illegible]

W. C. MONCRIEF & COMPANY, INC.

By: W. C. Moncrief
President

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