K 2864

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100 -- ---------- ($8,750.00) ---------- DOLLARS Cash in hand paid by Mark K. Spiker and Winona Spiker, the receipt of which is hereby acknowledged, I,

JOHN W. BAILEY, unmarried

_____ have bargained and sold, and by these presents do transfer and convey unto the said MARY K. SPIKER AND WINONA SPIKER 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 part of Lot No. 10 on the Map of Montague Subdivision of the Gallatin Pike, as of record in Book 421, page 129, Register's Office for said County, and described partly according to a copy of a survey thereof by Anderson & Gee, Surveyors, March 22, 1946, as follows:

Beginning at a point in the north margin of Due West Avenue, 125 feet east of the southwest corner of Lot No. 10; thence north 5° 15' east 200 feet to a point; thence south 87° east 50 feet to a point; thence south 5° 15' west 200 feet to an iron pin in the north margin of Due West Avenue; thence with the margin of the same, north 87° west 50 feet to the beginning.

Being the same property conveyed to John W. Bailey, by deed from William L. Parrish, and wife, Jannis L. Parrish, of record in Book 2745, page 234, 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 Mary K. Spiker and Winona Spiker their heirs and assigns, forever.

And I do covenant with the said Mary K. Spiker and Winona Spiker 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, except for 1959 taxes, which have been prorated and are hereby assumed by the purhhasers.

And I, John W. Bailey do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mark K. Spiker and Winona Spiker their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28th day of January, 19 59

John W. Bailey

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