BK 2875

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE THOUSAND TWO HUNDRED AND NO/100 ------ ----------($12,200.00)---------- DOLLARS Cash in hand paid by Van C. Timmons, the receipt of which is hereby acknowledged, we,

LOUIE S. BESSINGER AND WIFE, IRIS STRATTON BESSINGER

have bargained and sold, and by these presents do transfer and convey unto the said VAN C. TIMMONS, UNMARRIED

his 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. 70 on the Map of Bellshire Estates, Section I, as of record in Book 2133, pages 124 and 125, Register's Office for said County.

Said Lot No. 70 begins at a point in the southerly margin of Darbytown Drive, the common front corner of Lots Nos. 69 and 70; thence southerly 262. feet to a point, the common rear corner of Lots Nos. 69 and 70; thence easterly 178 feet to a point in the westerly margin of Thackery Drive; thence northerly along the margin of said Drive 225 feet to a point, the beginning of a curve; thence 38.3 feet around said curve, having a radius of 25 feet, to a point in the southerly margin of Darbytown Drive; thence westerly along the margin of said Drive, 118.9 feet to the point of beginning.

Being a part of the property conveyed to Louie S. Bessinger and wife, Iris Stratton Bessinger, by deed from W. C. Allen and wife, Irene N. Allen, as of record in Book 2394, page 39, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Van C. Timmons his heirs and assigns, forever.

And we do covenant with the said Van C. Timmons 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 for 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, Louie S. Bessinger and wife, Iris Stratton Bessinger do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Van C. Timmons his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 19 59

Louie S. Bessinger

Iris Stratton Bessinger

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