K 2878

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SEVEN HUNDRED FIFTY AND NO/100 ($750.00) **DOLLARS**

cash, the receipt of which is hereby acknowledged, We, J. E. Fentress and wife, Mai Bell Fentress,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Earl Mayo and wife, Evelyn Mayo, and their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Located in the 14th District of said County, beginning at a stake in the South margin of U. S. Highway 41-A, 19 feet easterly fro Henry Newman's N. E. corner (leaving a 19 feet drive way between the land hereby conveyed and Henry Newman) thence S. 21° W. running parallel with Henry Newman's E. boundary line and at all points 19 feet distant therefrom, 170 feet to a stake; thence S. 80° E. 155 feet to a stake, S. W. corner of a tract conveyed to Earl Mayo and wife, Evelyn Mayo; thence, with the W. boundary line of said Mayo Tract, N. 21° E. 170 feet to a stake in the S. margin of said Highway right of way; thence with said Highway right of way, N. 80° W. 155 feet to the beginning.

And being a part of the same tract of land conveyed to J. E. Fentress, and wife, Mai Bell Fentress, by deed from C. B. Bidwell and wife, Kate E. Bidwell, of record in Book 1339, Page 505, Register's Office of 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 Earl Mayo and wife, Evelyn Mayo, and their _____ **heirs and assigns, forever.**

And We **do covenant with the said** Earl Mayo and wife, Evelyn Mayo, _____ **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. E. Fentress and wife, Mai Bell Fentress _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Earl Mayo and wife, Evelyn Mayo, and their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 14th **day of** February, **19** 59.

J. E. Fentress

Mai Bell Fentress

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