K 2879

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $10.00 ---------- DOLLARS
Ten and no/100 ----------
Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is hereby acknowledged; and the assumption of a balance of a note secured by an instrument of record in Book 2624, page 497, Register's Office for Davidson County, Tennessee.

We, Cleophus Driver and wife, Annie P. Driver

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

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, partially described by a survey made by John Wilkes, Civil Engineer, January 8, 1927, and partially by a survey made by Geo. W. Watkins, Surveyor, October 19, 1947, as follows:

BEGINNING at a point in the center of the Tennessee Central Railroad righ-of-way at the intersection of the center line of said right-of-way and the northerly margin of a 25 foot lane if extended running from said right-of-way to the Hydes Ferry Pike, said point being 1316 feet southwesterly from the center of said Hydes Ferry Pike; thence with said right-of-way, north 27 degrees west 552 feet to a point; thence south 66 degrees west 660 feet to the center of Whites Creek; thence with the center of said Whites Creek, south 49 degrees east 172 feet to a point, south 31 degrees east 100 feet to a point, south 9 degrees east 118 feet to a point, south 1¼ degrees east 435 feet to a point, and south 7½ degrees west 198 feet to a point, thence north 80½ degrees east 241 feet to a point; thence south 9½ degrees west 385 feet to a point; thence south 88 degrees east 841.4 feet to the center of said right-of-way; thence with the center of said right-of-way in a 3 degree curve, northwardly 804 feet to a point; thence continuing with said right-of-way, north 27 degrees 30 minutes west 300 feet to the beginning, containing 23 acres, more or less.

Being the same property conveyed to Cleophus Driver and wife, Annie P. Driver by deed from L. C. Anderson and wife, of record in Book 2097, page 226, 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 Burnice Winfrey and wife, Judy Alice Winfrey, their heirs and assigns, forever.

And we do covenant with the said Burnice Winfrey and wife, Judy Alice Winfrey 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 as herein stated

And we, Cleophus Driver and wife, Annie P. Driver do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Burnice Winfrey and wife, Judy Alice Winfrey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of February 19 59.

x Cleophus Driver

x Annie P. Driver

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Cleophus Driver and Annie P. Driver

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 19 59.

Commission expires July 28, 1962

James P. Wilson
Notary Public

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