K 2879

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, J. C. BROWN, an unmarried man, has bargained and sold and by these presents does transfer and convey unto ESSO STANDARD OIL COMPANY, a Delaware corporation qualified to do business in Tennessee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A tract of land in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, being the southerly part of lot No. 11 and the westerly part of the southerly part of lot No. 10 on the Plan of the Harding - Bosley Tract of land, as of record in Book 38, page 433, Register's Office for said County, described as follows:

Beginning on Cumberland River at low water mark, being the southwest corner of said lot No. 11 and also being the southwest corner of the old Ferry 1-acre lot; thence south 87½° east 264 feet to a point in the center of the old Hydes Ferry Turnpike, continuing with the center of said Turnpike south 83° east 1520 feet to a stone in the center of said Turnpike; thence north 2½° east to the southerly margin of the Tennessee Central Railroad right-of-way; thence following the southerly margin of said right-of-way, in a westerly direction to the low water mark on Cumberland River; thence down said River at low water mark southwardly to the beginning.

Being part of the real property conveyed to J. C. (Cornelius) Brown by deed from Jas. E. Covington, Clerk and Master, dated April 9, 1953, filed April 16, 1953, and recorded in Book 2142, page 303, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all rights, title and interest thereto belonging, to the said ESSO STANDARD OIL COMPANY, its successors and assigns, forever. J. C. BROWN, Grantor, covenants that he is lawfully seized and possessed of said land in fee simple and has a good right to convey the same and that the same is unencumbered.

J. C. BROWN, Grantor, further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said tract of land unto the said ESSO STANDARD OIL COMPANY, its successors and assigns, against the lawful claims of all persons, whomsoever.

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