K 2880

WARRANTY DEED

For and in consideration of the sum of Ten and no/100----------

----------($10.00)---------- DOLLARS

Cash in hand paid by T. J. Potter and other good and valuable considerations receipt of which is hereby acknowledged,

I, Ella Miller Hines, formerly Ella Miller Potter, have bargained and sold, and by these presents do transfer and convey unto the said T. J. Potter his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 3 and the easterly half of lot No. 4 in the Madison Realty Company's Subdivision, Madison, Tennessee, a plan of which is of record in book 547, page 164, Register's Office for said County.

Said lot No. 3 and the easterly half of lot No. 4 front together 75 feet on the northerly side of Neely's BendRoad and run back 190 feet to a dead line.

Being the same real property conveyed to T. J. Potter and wife, Ella Miller Potter, by deed from Everett R. Doolittle et al, dated March 1, 1946, filed March 9, 1946, and recorded in book 1368, page 210, said Register's Office and by decree of record in minute book 67, page 347, the said T. J. Potter and wife, were divorced on February 1, 1957.

This conveyance is made subject to an easement for right-of-way of Neely's Bend Road lying within boundaries of premises of record in book 1762, page 41, 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 T. J. Potter his heirs and assigns, forever.

And I do covenant with the said T. J. Potter 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 taxes for the year 1959 which are prorated and assumed by grantee.

And I, Ella Miller Hines do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said T. J. Potter, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of February, 19 59.

/ Ella Miller Hines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ben D Cunningham, a Notary Public in and for said County and State, the within named Ella Miller Hines the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of ~~February~~ March, 19 59

Commission expires

Notary Public

G 565