K 2881

WARRANTY DEED

For and in consideration of the sum of ----------Two Hundred, eight & No/100--------
----------($208.00)----------DOLLARS
cash in hand paid, receipt of which is hereby acknowledged, we

Carl I. Peterson and wife, Maude C. Peterson

_____ have bargained and sold, and by these presents do transfer and convey unto the said Phillip Brodnax, Jr., and wife, Dorothy V. Brodnax, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 2 of Block 2 on the Map of Hampton's Subdivisi on of the Stokes Tract, of record in Book 974, page 24, of the Davidson County Register's Office, and described as follows:

Beginning at a point in the west boundary line of Lot No. 2 and the east boundary line of Lot No. 1, 150 feet from the southwest corner of Lot No. 2 and the southeast corner of Lot No. 1; thence northeasterly 123.4 feet to a point, being the northwest corner of Lot No. 2, and the northeast corner of Lot No. 1; thence southeasterly 55 feet to a point in the north boundary line of Lot No. 2.; thence south 116 feet to a point, being 150 feet north of a point in the south boundary line of Lot No. 2, 25 feet northwesterly along Springdale Drive from a point being the southeast corner of Lot No. 2 and the southwest corner of Lot No. 3; thence northwesterly 84 feet, more or less, to the point of beginning in the west boundary line of Lot No. 2.

Being a part of the property conveyed to Carl I. Peterson and wife, Maude C. Peterson, by deed from Parkes Armistead, Trustee, as of record in Book 1261, page 171, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip Brodnax, Jr., and wife, Dorothy V. Brodnax, their heirs and assigns, forever.

And we do covenant with the said Phillip Brodnax, Jr., and wife, Dorothy V. Brodnax 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, Carl I. Peterson and wife, Maude C. Peterson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Brodnax, Jr., and wife, Dorothy V. Brodnax, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of May, 1958

Carl I. Peterson

Maude C. Peterson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Janet McCuiston, a Notary Public in and for said County and State, the within named Carl I. Peterson and wife, Maude C. Peterson

the bargainer 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 office, this 2nd day of May, 1958

Commission Expires 10-29-60

Janet McCuiston
Notary Public

OCT. 29 1960 DAVIDSON COUNTY, TENN.

G 193