K 2903

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand---------
----------($11,000.00)---------- DOLLARS

paid in cash by Fred Settles and wife, Eva Cherry Settles, the receipt of which is hereby acknowledged, we, L. B. Jones and wife, Robbye R. Jones

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

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of the Lands of William Phillips, as of record in Book 57, page 21, Register's Office, and being known as Lot No. 207 on the unrecorded Map showing the subdivision of part of said Lot 1 and described as follows:

Beginning at a point in the centerline of Maplewood Lane, 63 feet east of the southeast corner of the property conveyed to Gilbert H. Douglas, by deed of record in Book 2104, page 382; being the common corner of Lots Nos. 205 and 207; thence with the line between said Lots, North 6° 25' East 240 feet to a point; thence south 83° 35' East 63 feet to the corner of Lots Nos. 207 and 209; thence with the line between said lots, South 6° 25' West 240 feet to the centerline of Maplewood Lane; thence with the centerline of the same, North 83° 35' West 63 feet to the point of beginning.

Being part of the property conveyed to L. B. Jones and wife, Robbye R. Jones, by deed from Bessie Mai Denson, unmarried, as of record in Book 2860, page 633, 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 Fred Settles and wife, Eva Cherry Settles, their heirs and assigns, forever.

And we do covenant with the said Fred Settles & wife, Eva Cherry Settles 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 Deed of Trust of record in Book 2892, page 381, said Register's Office.

And we, L. B. Jones and wife, Robbye R. Jones do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Fred Settles & wife, Eva Cherry Settles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of May, 19 59

L. B. Jones

Robbye R. Jones

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