K 2909

WARRANTY DEED

For and in consideration of the sum of Two Thousand, Five Hundred and no/100----- ----------($2,500.00)----------*DOLLARS* cash in hand paid by George A. Nixon and wife, Tennie Nixon, receipt of which is hereby akcnowledged,



we, R. L. Gunter and wife, Lorene Gunter *have bargained and sold, and by these presents do transfer and convey unto the said* George A. Nixon and wife, Tennie Nixon *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Mt. View Road, said point being the southwest corner of a 26 acre tract conveyed to C. K. Murdock, by deed as of record in book 2134, page 439, Register's Office for said County; thence north 45° 30' east 173.95 feet along the center line of Mt. View Road to a spike; thence south 51° 06' east 467.45 feet to an iron pin; thence north 84° 44' west 305.1 feet to an iron pin at the base of triple hackberry trees; thence north 51° 50' west along the southwesterly line of the said 26 acre tract 234 feet to a spike in the center of Mt. View Road, the same being the point of beginning and containing 1.4 acres, more or less.

Being the same real property conveyed to R. L. Gunter by deed from C. K. Murdock and wife, dated January 28, 1959, filed January 29, 1959, and recorded in book 2864, page 315, Register's Office for said County. This conveyance is made subject to an easement for a power line of record in book 1224, page 257, 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 George A. Nixon and wife, Tennie Nixon *their heirs and assigns, forever.*

And we do covenant with the said George A. Nixon and wife, Tennie Nixon *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 for taxes for the year 1959 which are prorated and assumed by grantees.

And we, R. L. Gunter and wife, Lorene Gunter *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* George A. Nixon and wife, Tennie Nixon *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 4th *day of* June, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. L. Gunter

Lorene Gunter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe B. Brimm, *a Notary Public in and for said County and State,* R. L. Gunter and wife, Lorene Gunter, *the within named 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* 4th *day of* June, *19* 59.

Joe B. Brimm *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 4-23-61