K 2922

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/one hundreds ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2916, page 583; Book ____, page ____, Register's Office for Davidson County, Tennessee.

Will T. Powell and wife, Georgia S. Powell

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto William J. Anderson and wife, Olavene E. Anderson

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of Norman D. Richardson's resubdivision of part of Lot No. 2 of the Ben F. Turbeville Estate, as of record in Book 2330, page 174, Register's Office for said County, more particularly described as follows:
Part of Lot No. 3: Beginning at a point in the southwesterly margin of Currey Road at the common corner of Lots Nos. 2 and 3; thence south 58° 35' west 95 feet along the line between said two lots to a point; thence at right angles to said line and in a westerly direction 12 feet to a point; thence in a northeasterly direction 97 feet more or less to the point of beginning.
Being part of the same property conveyed to Will T. Powell and wife, Georgia S. Powell, by deed from Norman D. Richardson and wife, Lois Richardson, as of record in Book 2904, page 68, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness OUR hand S this 30th day of April, 1959.

Wife of Powell

Georgia S. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman Jr. a Notary Public in and for the State and County aforesaid, personally appeared the within named Will T. Powell and wife, Georgia S. Powell the 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, the 30th day of April 1959.

Tom G. Coleman Jr.
Notary Public

My commission expires: NOV. 13, 1960

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24th day of June A.D. 1959 at 10:55 o'clock A.M.
Noted in Book 43 Page 350
Recorded in Book 2916 Page 582
Recording Fee $2.00
JAMES D. WILSON, Register
By [illegible] D.C.

WARRANTY DEED
Book 3864
Will T. Powell and wife,
Georgia S. Powell
To
William J. Anderson and wife
Olavene E. Anderson

5

ETT REALTY CO.
Murfreesboro Road
shville, Tennessee

K 2922 PG 109