K 2927

WARRANTY DEED

For and in consideration of the sum of Five Thousand and NO/100 ($5,000.00)----------

----------DOLLARS

WE, Elster Butler and wife, Grace Butler

have bargained and sold, and by these presents do transfer and convey unto the said Thomas H. Briggs and wife, Kate C. Briggs, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9, Section 1, on the Map of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, of record in Book 843, page 56, Register's Office for said County, shown as Tract No. 2 on an unrecorded survey made by N. G. Jenkins, Surveyor, June 20, 1959, and described according to said survey as follows:

BEGINNING at a point in the center line of Lakeshore Drive, the common front corner of tracts 1 and 2 on the said survey; thence N. 16 degrees 57' East 393 feet more or less, to a point, the common rear corner of tracts 1 and 2; thence South 79 degrees 10' East 59 feet, more or less to a point; thence South 56 degrees 15' East 78 feet, more or less; thence South 36 degrees East 12 feet to a point, the common rear corner of tracts 2 and 3; thence South 31 degrees 46' West 406.5 feet more or less to a point in the center line of Lakeshore Drive; thence with said line, northwesterly 44.6 feet to the beginning, containing 0.87 acres, more or less.

BEING part of the same property conveyed to Elster Butler and wife, Grace Butler by deed from Charles Brown and wife, Beatrice Brown, of record in Book 1361, page 32, 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 Thomas H. Briggs and wife Kate C. Briggs, their

heirs and assigns, forever.

And we do covenant with the said Thomas H. Briggs and wife, Kate C. Briggs

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, Elster Butler and wife, Grace Butler

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas H. Briggs and wife, Kate C. Briggs, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of July, 19 59

Elster Butler

Grace Butler

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles M. Braun, a Notary Public in and for said County and State, the within named Elster Butler and wife, Grace Butler

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 office, this 28 day of July, 1959

Commission expires 6-6-63

Notary Public

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