BK 2959

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

for other good and valuable consideration.

we have bargained and sold, and by these presents do transfer and convey unto the said Allen D. Deason et ux Margaret W. Deason 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 Lot No. 12 which is a portion of Lot 42 on the Plan of T. M. Nall's Subdivision of Lots 18, 19, and 20 B. F. Cockrill's Land, as of record in Book 421, page 63, Register's Office for said County.

Said portion of Lot No. 42 fronts 60 feet on the northerly side of Deal Avenue, and has as its southeast corner a point 10 feet from common corners of Lots 42 and 43 on Deal Avenue, and as its southwest corner a point 30 feet from common corners of Lots 41 and 42 on Deal Avenue, and runs back between parallel lines, 217.8 feet to a dead line.

Being part of the same property conveyed to James W. Buckner et ux by deed from Arthur Sender et ux of record in Book 2598, page 577, 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 Allen D. Deason and wife Margaret W. Deason heirs and assigns, forever.

And we do covenant with the said Allen D. Deason and wife Margaret W. Deason 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, James W. Buckner and wife Nell E. Buckner do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Allen D. Deason, et ux Margaret W. Deason heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 17th day of August, 1959

James W. Buckner

Nell E. Buckner

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