BK 2993

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten Dollars and No/100ths----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

James E. Patterson and C. F. Fox have bargained and sold, and by these presents do transfer and convey unto the said Morris Gilbert and wife, Lillian Gilbert 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. 317 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Sedberry Road at the corner of Lots Nos. 317 and 318; thence with the line between said two lots eastwardly 235 feet; thence south 4° 30' east 40 feet to a concrete monument; thence south 12° 23' west 183.9 feet to the northerly margin of Gun Club Road; thence with same westwardly and around a slight curve 132.8 feet to the beginning of a curve; thence around said curve in a northwesterly direction with a radius of 25 feet, 39.3 feet to the easterly margin of said Sedberry Road; thence with same northwardly 155.1 feet to the beginning.

BEING the same real property conveyed to James E. Patterson and C. F. Fox, by deed from H. G. Hill Realty Company, dated May 25, 1959, filed June 4, 1959 and recorded in Book 2909, page 208, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Morris Gilbert and wife, Lillian Gilbert their heirs and assigns, forever.

And we do covenant with the said Morris Gilbert and wife, Lillian Gilbert 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 E. Patterson and C. F. Fox do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Morris Gilbert and wife, Lillian Gilbert their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of November, 1959

James E. Patterson

C. F. Fox

STATE OF TENNESSEE
Davidson County

Personally appeared before me, M. Perry Meehlin, a Notary Public in and for said County and State, the within named James E. Patterson and C. F. Fox

the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of November, 1959

Commission expires 4/24/63

M. Perry Meehlin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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