K 2996

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00
Five and No/100---------- DOLLARS
cash and other good and valuable considerations paid by Harry Guess, receipt of which is hereby acknowledged, I, Myrtle Willson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Harry Guess his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being in the 3rd formerly the 15th Civil District of Davidson County, Tennessee, and being a part of lot No. 2 on the Map of the Emily Baird Subdivision, not of record, and described as follows:
Beginning at a point in the southerly line of the Elm Hill or Stones River Road, where the same intersects the east line of the right-of-way of the L. and N. Railroad; thence with said Railroad right-of-way South 47°15' West 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue south, 3°30' East 200 feet to a point in the north line of the Lebanon Branch of the Nashville Chattanooga and St. Louis right-of-way; thence with said right-of-way North 81 degrees East 128.5 feet to a point, the southwest corner of the Copeland Lot; thence with Copeland's west line north, 5°30' West 236.5 feet to a point in the south line of the Elm Hill or Stones River Road; thence with the same South 84°15' west 74 feet to the point of beginning, containing .65 acres more or less.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Guess his heirs and assigns, forever.

And I do covenant with the said Harry Guess that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And I, the said Myrtle Willson, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Harry Guess, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of July, 19 56.

Myrtle Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bertha Dickerson, a Notary Public in and for said County and State, the within named Myrtle Willson, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21 day of July, 19 56

My commission expires July 28-1958

Bertha Dickerson
Notary Public

DAVIDSON COUNTY

G 329