K 2996

WARRANTY DEED

For and in consideration of the sum of $1.00

One and No/100 - DOLLARS

Cash in hand paid by John Ursery and wife, Hazel B. Ursery, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Roy Ursery and wife, Anna Marie Ursery,

have bargained and sold, and by these presents do transfer and convey unto the said John Ursery and wife, Hazel B. Ursery

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

A small tract of land in the 9th District of Davidson County, Tennessee, on the easterly side of Hester and Beasley Road, described according to a survey made July 7, 1956, by S. H. Hutchison, Surveyor, as follows:

BEGINNING at an iron stake, formerly a gum pointer, at Clarence York's Southeast corner, in Zeb Baird's West line, being the Northeast corner of this tract; thence with Clarence York's south line, North 88° West 16 poles to a stake in the east margin of the Hester and Beasley Road, formerly a chestnut pointer, being east of the lands lying across the road of Thomas Allison; thence with the margin of said Road as follows: South 46° West 10 poles to a stake with red oak pointer, South 37° West, striking the north boundary line of the old 100 acre tract at 10.5 poles, in all 12.5 poles to a large red oak; thence leaving said road South 53° East 38 poles to a stake in a field; thence North 33 poles to a corner post, formerly a double beach pointer, being Zeb Baird's Southwest corner; thence with said Baird's West line, North 3° East 6 poles to the point of beginning, containing 4.5 acres more or less, and being a portion of a tract of 29.25 acres and a portion of a tract of 103 acres, as conveyed to Roy Ursery by an unrecorded deed from Enoch Ursery and wife, Minnie Beatrice Ursery, dated 16 July, 1956.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Ursery and wife, Hazel B. Ursery, their heirs and assigns, forever.

And we do covenant with the said John Ursery and wife, Hazel B. Ursery, 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, Roy Ursery and wife, Anna Marie Ursery, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Ursery and wife, Hazel B. Ursery their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of June, 1959

Roy Ursery

Anna Marie Ursery

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Roy Ursery and wife, Anna Marie Ursery

the bargainors, 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 13 day of June, 1959

Commission expires Feb 13 1962

[illegible]
Notary Public

G 403