BK 2997

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - $10.00 - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - DOLLARS

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

We, William M. Vanderpool and wife, Dorothy E. Vanderpool,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charles Price and wife, Mildred Price, 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 Tract No. 4 as described in deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper, to William M. Vanderpool and wife, Dorothy E. Vanderpool, of record in Book 2794, page 230, Register's Office for said County, being the southerly 61 feet of the northerly 236 feet of the lot marked "Reserved" on the S. W. Estes Subdivision, as of record in Book 1424, page 44, said Register's Office, and being Lot No. 2 on a survey and plat made by Hickerson-Miller, Engineers-Surveyors, dated October 13, 1958, and more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Pennington Avenue, 238 feet, more or less, from the southwesterly corner of the intersection of Pennington Avenue and Otay Avenue; thence with the westerly margin of Pennington Avenue, south 2 degrees 30' west 61 feet to an iron pin, the northeasterly corner of Lot No. 3 of a plat of said lands described in Tract No. 4 in said deed above referred to and shown on a survey of the re-subdivision thereof by Hickerson-Miller, Engineers-Surveyors, dated October 13, 1958, being the southeasterly corner of Lot No. 2 and the northeasterly corner of Lot No. 3 of said re-subdivision; thence north 87 degrees 30' west 177.8 feet to an iron pin, the northwesterly corner of Lot No. 3; thence north 30 degrees 00' east 60 feet to an iron pin, the northwesterly corner of said Lot No. 2; thence with the southerly line of said Lot No. 1, south 87 degrees 30' east 177.4 feet to the point of beginning, the northeasterly corner of Lot No. 2.

Being the same property conveyed to William M. Vanderpool and wife, Dorothy E. Vanderpool, by two deeds of record in Books 2794, page 230, and Book 2956, page 602, Register's Office for said County, from Ewing O. Harper, Jr. and wife, Lillian G. Harper, and Volunteer Realty Company.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Price and wife, Mildred Price, their

_____ heirs and assigns, forever.

And we do covenant with the said Charles Price and wife, Mildred Price

_____ 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, William M. Vanderpool and wife, Dorothy E. Vanderpool do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Price and wife, Mildred Price, their

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

Witness our hand s this 15th day of December, 19 59

_____ William M. Vanderpool

_____ Dorothy E. Vanderpool

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