BK 2998

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Cash in hand paid by Johnnie Edwards and wife, Dorothy Edwards and Daisy Lee Hudson, the receipt of which is hereby acknowledged,

We, J. P. Dalton and wife, Dorothy G. Dalton,

have bargained and sold, and by these presents do transfer and convey unto the said Johnnie Edwards and wife, Dorothy Edwards and Daisy Lee Hudson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 11th, formerly 19th Civil District, being a part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, of record in Minute Book 7, page 176, in the office of the County Court Clerk, described as follows:

Beginning at an iron pin in the south margin of Morningside Heights Subdivision, a plan of which is of record in Plan Book 1130, page 76, Register's Office for Davidson County, Tennessee, and also being 136.0 feet east of the easterly margin of Coreland Drive and the southwest corner of Lot No. 39 on the plan of said Morningside Heights Subdivisbn, thence along the south margin of Morningside Heights Subdivision, south 74° 09' East 120.0 feet to an iron pin; thence South 15° 31' West 165' feet more or less to an iron pin in the northerly margin of Coreland Drive; thence along the said margin of said Drive, North 74° 32' West, 107.1 feet to a point; thence North 10° 30' east, 165 feet more or less to the point of beginning.

Being the same property conveyed to J. P. Dalton and wife, Dorothy G. Dalton, by deed from George David Elder, Jr., and wife, Patricia Ann Elder, of record in Book 2908, Page 29, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnnie Edwards and wife, Dorothy Edwards, and Daisy Lee Hudson, their heirs and assigns, forever.

And we do covenant with the said Johnnie Edwards and wife, Dorothy Edwards, and Daisy Lee Hudson, 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, J. P. Dalton and wife, Dorothy G. Dalton, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said their Johnnie Edwards and wife, Dorothy Edwards, and Daisy Lee Hudson, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of December, 19 59

J. P. Dalton

Dorothy G. Dalton

PG 623