K 3035

APPROVED AS TO LEGALITY ON

THIS 30 DAY OF March 1960
NASHVILLE TITLE COMPANY
BY Robert E. Taylor

WARRANTY DEED BEAU E. FOLK, JR., FORM

For and in consideration of the sum of $10.00
---TEN AND NO/100---- DOLLARS ($ 10.00),
Cash paid by Roy L.Dobbs,Jr.& Wife, Miriam B. Dobbs, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, A. B. Ivey and Wife, Doris C. Ivey

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Roy L.Dobbs,Jr.& Wife, Miriam B. Dobbs.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 19 on the Plan of Sunny Acres, Section Two, as of record in Book 2868, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 begins at a concrete monument in the northerly margin of Windemere Drive at the northwesterly intersection of said Drive and Renee Drive; thence with said margin of Windemere Drive westwardly 150 feet to a concrete monument; thence North 4 degrees 41 minutes East 200 feet to a point; thence in a easterly direction 205 feet to a point in the westerly margin of Renee Drive; thence with said margin of said Drive, southwardly/a* 25 feet; thence around said curve southwesterly 39.27 feet to the point of the beginning.

Being part of the same property conveyed to A. B. Ivey and Wife, Doris C. Ivey by deed from Ewing C. Harper and Wife, Lillian G. Harper, of record in Book 2803, Page 123, Register's Office for Davidson County, Tennessee.

* 175 feet to a concrete monument. the beginning of a curve.having a radius

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except 1960 Taxes which have been pro-rated and Purchaser will pay when due.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 28th day of March, 1960

A. B. Ivey

Doris C. Ivey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named A. B. Ivey and wife, Doris C. Ivey

the bargainor(s), 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 Nashville, Tennessee, this the 29th day of March, 1960

Leola B. Russell
Notary Public

My commission expires: April 25, 1962

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