K 3035

WARRANTY DEED

For and in consideration of the sum of One Thousand and no/100 - - - - -

DOLLARS

cash in hand paid by Clinis L. Barrett and wife, Daisy Mae Barrett, receipt whereof is hereby acknowledged,

We, J. J. Stephens and wife, Bessie B. Stephens,

have bargained and sold, and by these presents do transfer and convey unto the said Clinis L. Barrett and wife, Daisy Mae Barrett, their

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

A parcel of land in the 8th Civil District of said County on the southerly side of U. S. Highway number 70N described according to a survey dated March 24, 1960 by S. H. Hutchison, Surveyor, as follows:

Beginning at a stake and small Box Elder tree, same being Cora Crouch southwest corner; thence with her westerly line North 15°30' west 224 feet to a point on edge of pavement of U. S. Highway number 70N; thence leaving said highway, going south 40° 30' west with center of a driveway 200 feet to a point in driveway, stake in line on southeasterly margin of driveway; thence South 50° east 76 feet, more or less, to a stake in Perry Lyles north line; thence with Lyles line south 83° east 134 feet, more or less, to point of beginning, containing .55 if an acre, more or less.

Being a part of the same property conveyed to the said J. J. Stephens and wife, Bessie B. Stephens, by deed of record in Book 1238, Page 506, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clinis L. Barrett and wife, Daisy Mae Barrett, their

heirs and assigns, forever.

And we *do covenant with the said* Clinis L. Barrett and wife, Daisy Mae Barrett,

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, the said J. J. Stephens and wife, Bessie B. Stephens,

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clinis L. Barrett and wife, Daisy Mae Barrett, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 9th *day of* April, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J J Stephens

Bessie B Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W J Stephens, *a Notary Public in and for said County and State,* J. J. Stephens and wife, Bessie B. Stephens

the within named 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* 9th *day of* April, 19 60

W J Stephens *Notary Public*

My Commission Expires Oct 28 - 1963

G 445