K 3071

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, DOLLARS

We William G. Hannah, et ux, Irene T. Hannah have bargained and sold, and by these presents do transfer and convey unto the said B. M. Bryant, et ux, Kathleen Bryant their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being located in the Eleventh (11th) Civil District of Davidson County, Tennessee, and described as follows, to wit:

Being Tract No. Thirteen (13) on the map of Nawakwa Hills Annex, being a subdivision of Kennedy and Graves Baine Tract, a plan of which is of record in Book 843, page 64, Register's Office of Davidson County, Tennessee. Said Tract No. 13 being more particularly described as follows, to-wit:

Beginning at a point in Nawakwa Trail, being the northeast corner of Tract No. Twelve (12); thence north 66 3/4 degrees east 203.1 feet to a point in Nawakwa Trail, being the corner of Tracts Nos. 13 and 14; thence south 31 degrees 20 minutes east 17 feet to a point in the southerly margin of Nawakwa Trail; thence continuring south 31 degrees 20 minutes east 1060.75 feet to a point in the northerly line of Tract No. 11; thence south 66 degrees west 203.1 feet to a point; thence north 31 degrees 20 minutes west 1063.4 feet to a point in the southerly margin of Nawakwa Trail; thence continuing north 31 degrees 20 minutes west 17 feet to the point of beginning, containing 5 acres more or less and being the same property conveyed to the undersigned, R. S. Scott and wife Myrtle R. Scott by deed of record in Book 1257, Page 46, of the Register's Office for Davidson County, Tennessee.

Being the same property as conveyed from R. S. Scott, et ux, Myrtle R. Scott, by Installment Deed, to William G. Hannah, et ux, Irene T. Hannah, as of record in Book 1282, Page 342, 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 B. M. Bryant, et ux, Kathleen Bryant their heirs and assigns, forever.

And we do covenant with the said B. M. Bryant, et ux, Kathleen Bryant 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 G. Hannah, et ux, Irene T. Hannah do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. M. Bryant, et ux, Kathleen Bryant their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of March, 1959

William G. Hannah

Irene T. Hannah

G 285