BK 3074

15542

# WARRANTY DEED

*For and in consideration of the sum of* nine hundred and no/100---------- ----------($900.00 *DOLLARS*

cash in hand paid by Roscoe F. Lening and wife, Mamie G. Lening the receipt of which is hereby acknowledged,

I, Bessie Luttrell

*have bargained and sold, and by these presents do transfer and convey unto the said* Roscoe F. Lening and wife, Mamie G. Lening, their

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

Land in the 4th Civil District of Davidson County, Tennessee, and beginning at J. McKenney's southeast corner in J. W. Osment's north boundary line; thence East 55 poles to a stake in said Osment line; thence north with Thomas Baggerly's line to a stake; thence West 55 poles to a stake in J. McKenney's East boundary line; thence south to said McKenney's line, 40 poles to the beginning, containing 13 acres and 10 poles, more or less.
Including but excluding therefrom a tract containing one acre conveyed to Roscoe Farrison Lening andwife, Mamie G. Lening, by deed from Bessie Luttrell, of record in book 2960, page 145, said Register's Office. Being part of the property conveyed to W. M. Luttrell and wife, Bessie Luttrell, by deed from Cordell Lenning and wife, dated August 17, 1945, filed April 26, 1957, of record in book 2644, page 619, said Register's Office, the said W. M. Luttrell having since died.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Roscoe F. Lening and wife, Mamie G. Lening, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Roscoe F. Lening and wife, Mamie G. Lening *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1960 which are assumed by the purchasers.

*And* I. Bessie Luttrell.

*do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roscoe F. Lening and wife, Mamie G. Lening, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 3rd *day of* June, *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.*

Bessie Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* E. B. Kelton, *a Notary Public in and for said County and State,* Bessie Luttrell

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 3rd *day of* June, *19* 60

E. B. Kelton *Notary Public*

*Commission expires* Apr 22 - 1961

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