K 3099

WARRANTY DEED

For and in consideration of the sum of TEN and NO/100 ($10.00) *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Gary R. Talley and wife Jo Ann Talley, and Thurman Lester Bryan and wife, Margaret Pearl Bryan,

_____ *have bargained and sold, and by these presents do transfer and convey unto the said* William B. Talley and wife, Wilma Faye Talley,

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

Land in the 2nd Civil District of Davidson County, Tennessee, being part of the southeasterly part of Lot No. 7 on the Map of the Division of John Pope Estate, as of record in Minute Book "R", page 351, Circuit Court for said County, and described according to a survey by E. Davis, McKissack & McKissack, Inc., dated June 24, 1959, as follows:

Beginning at a post on the southerly margin of Mt. View Road at the westerly line of the Painter land, thence south 1 deg. 15' west along the Painter line 427 feet to an iron pin; thence in a northwesterly direction 353 feet ao an iron pin in the southerly margin of Mt. View Road; thence in a northwesterly direction following the southerly margin of Mt View Road 252.2 feet to the beginning.

Being part of the property conveyed to William B. Talley, Gary R. Talley and Thurman L. Bryan by deed from Harold Ray, dated January 8, 1960, of record in Book_____, page_____, 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 William B. Talley and wife, Wilma Faye Talley, their *heirs and assigns, forever.*

And we *do covenant with the said* William B. Talley and wife, Wilma Faye Talley, *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, Gary R. Talley and wife, Jo Ann Talley, and Thurman Lester Bryan and wife, Margaret Pearl Bryan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William B. Talley and wife, Wilma Faye Talley, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 8th *day of* ~~March~~ July, *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.*

Gary R. Talley — Thurman Lester Bryan

Jo Ann Talley — Margaret Pearl Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Irene Stokman, *a Notary Public in and for said County and State,* Gary R. Talley and wife, Jo Ann Talley, and Thurman Lester Bryan and wife, Margaret Pearl Bryan,

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 8th day of* ~~March~~ July, *19* 60.

Irene Stokman *Notary Public*

Commission expires April 23, 1963

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