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 William B. Talley and wife, Wilma Faye Talley, and Thurman L. Bryan and wife, Margaret Pearl Bryan,

have bargained and sold, and by these presents do transfer and convey unto the said Gary Ray Talley and wife, Jo Ann 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 in the southerly margin of Mt. View Road, in the north line of Scott and Painter land; thence along the southerly margin of Mt. View Road 304 feet to an iron pin; thence in a southeasterly direction 282 feet to an iron pin in the north line of Scott and Painter land; thence north 89 deg. 46' west 427 feet to the beginning.

Being a 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 Gary Ray Talley and wife, Jo Ann Talley, *their heirs and assigns, forever.*

And we *do covenant with the said* Gary Ray Talley and wife, Jo Ann 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, William B. Talley, Wilma Faye Talley, Thurman L. Bryan and 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* Gary Ray Talley and wife, Jo Ann Talley, *their heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 8th *day of* ~~June~~ 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.*

William B. Talley — Thurman L Bryan

Wilma Faye 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,* William B. Talley and wife, Wilma Faye Talley, and Thurman L. 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.*

[illegible] my hand and official seal at Nashville, Tennessee, this [illegible] day of ~~June~~ July, *19* 60.

Irene Stokman *Notary Public*

[illegible] April 23, 1963

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