BK 3159

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by James Derwin Lawson and wife, Margie Floyd Lawson, plus other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, and the assumption of that certain indebtedness in the principal sum of $11,400.00 set out in Deed of Trust, recorded in Book 2353, page 480, Register's Office for Davidson County, Tennessee.

We, Helen Floyd Corn and Margie Floyd Lawson, co-trustees of the estate of Eunice Mary (Pinson) Floyd, deceased, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the said James Derwin Lawson and wife, Margie Floyd Lawson, hereinafter called the grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:



Land in Davidson County, Tennessee, being a tract of land marked reserved, on the Plan of Oakland Acres, Section III, as of record in Book 2133, page 34, Register's Office for said County.

Said reserved tract fronts 242.7 feet on the easterly side of Graycroft Avenue; as measured along the curve of the same; and runs back between lines, 184.9 feet on the northerly line and 200 feet along the southerly line, to a dead line in the rear, measuring 162.3 feet thereon.

Being part of the real property devised to Helen Floyd Corn and Margie Floyd Lawson, by will of Eunice Mary (Pinson) Floyd, deceased, of record in Will Book 72, page 122, County Court 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 James Derwin Lawson and wife, Margie Floyd Lawson, their heirs and assigns, forever. And we do covenant with the said James Derwin Lawson and wife, Margie Floyd Lawson, that we are lawfully seized and possessed of said land in fee simple; have a right to convey it, and the same is unencumbered, except for the aforementioned indebtedness recorded in Book 2353, page 480, Register's Office for Davidson County, Tennessee.

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