BK 3160

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

**WARRANTY DEED**

**For and in consideration of the sum of** ($1.00)- - - - - - - - - - - - - - - - - - - - - - - -

ONE & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - **DOLLARS**

CASH in hand paid by Oran S. Demonbreun and wife, Imogene Demonbreun, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Andrew J. Farmer and wife, Gladys Neoma Farmer,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** ORAN S. DEMONBREUN AND WIFE, IMOGENE DEMONBREUN,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Land in the 13 Civil District of said County, described as follows: Beginning at a point 119 feet east of the center of Eaton's Creek Road; thence north 71° east 131 feet to point; thence north 19° west 93 feet to a point; thence south 71° west 131 feet to a point; thence south 19° east 93 feet to the point of beginning.

Being part of the property conveyed to Andrew J. Farmer and wife, Gladys Neoma Farmer, by deed from William Ladda and wife, Rhoda J. Latta, of record in Book 1012, page 100, Register's Office for said County.

Grantors further transfer and convey unto grantees, a perpetual easement, running with the land, for the purpose of ingress and egress to grantee's property, which easement is described as the northerly 15 feet of grantor's property, lying between the property herein conveyed and Eaton's Creek Road. Grantors further give and grant unto grantees, a perpetual right to use of the water well located on grantor's property which adjoins the property herein conveyed.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Oran S. Demonbreun and wife, Imogene Demonbreun, their **heirs and assigns, forever.**

**And** we **do covenant with the said** Oran S. Demonbreun and wife, Imogene Demonbreun, 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, Andrew J. Farmer and wife, Gladys Neoma Farmer, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Oran S. Demonbreun and wife, Imogene Demonbreun, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand**s **this** 2 **day of** ~~June~~ July, 19 59

Imogene Demonbreun — Gladys Neoma Farmer

Oran S. Demonbreun Jr — Andrew J. Farmer

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** (Mrs) M. E. Purdom, **a Notary Public in and for said County and State, the within named** Andrew J. Farmer and wife, Gladys Neoma Farmer,

**the 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 office, this** 2nd **day of** ~~June~~ July, 19 59

**Commission expires** 5-2-60

(Mrs) M. E. Purdom
**Notary Public**

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