K 3166

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 (10.00)----------
----------DOLLARS

and other good and valuable consideration cash in hand paid by D. C. Lovelace, Jr., receipt of all of which is hereby acknowledged:

We, Ernest W. Colbert and wife, Jacqueline Nelson Colbert have bargained and sold, and by these presents do transfer and convey unto the said D. C. Lovelace, Jr. his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th, formerly the 18th, Civil District of Davidson County Tennessee, being part of lot No. 2 and part of a tract marked "J.B. Armstrong" on the map of J. B. Armstrong's Division of the Lellyet Tract, as of record in book 161, page 51, Register's Office for said County, being lot No. 3 on a plat made by Z. J. Wilkinson, Surveyor, August 24, 1953, and described according to said plat, as follows: Beginning at a point on the westerly margin of the proposed extension of Airpark Drive at the southeast corner of lot No. 4 on said plat; thence with the westerly margin of said proposed drive, south 8° 15' west 491 feet and south 28° 45' west 50 feet to the northeast corner of lot No. 2 on said plat; thence with the line between said lots Nos. 2 and 3, north 61° 15' west 185 feet to the northeast corner of lot No. 1 on said plat; thence with the line between said lots Nos. 1 and 3, north 39° west 116 feet; thence north 31° 19' east 200 feet; thence north 20° 48' east 122.8 feet; thence north 4° east 30 feet to the southwest corner of said lot No. 4; thence with the line between said lots Nos. 3 and 4, north 79° east 178 feet to the beginning, containing 2.3 acres, more or less.
Being part of the real property conveyed to Ernest W. Colbert by deed from Cornelia Fort Air Park, Inc., dated September 8, 1952, filed October 7, 1952, and recorded in book 2097, page 111, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. C. Lovelace, Jr. his heirs and assigns, forever.

And we do covenant with the said D. C. Lovelace, Jr. 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, Ernest W. Colbert and wife, Jacqueline Nelson Colbert do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said D. C. Lovelace, Jr. his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of January, 1961

Ernest W. Colbert

Jacqueline Nelson Colbert

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