K 3181

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, I. Frank Taylor and wife, Mallie P. Taylor

have bargained and sold, and by these presents do transfer and convey unto the said Joseph L. Lackey, Jr., and wife, Lynne A. Lackey, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the easterly part of lot No. 18 of Block "B" on the plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County, described as follows:

Beginning on the southerly margin of Valley Vista Road at the corner of lots Nos. 18 and 19; thence with said road westwardly 60 feet to a point 10 feet east of the corner of lots Nos. 17 and 18; thence southwardly 126 feet, more or less, to the common corner of lots Nos. 17, 18, 29 and 30; thence with the line between lots Nos. 18 and 30, eastwardly 60 feet to the common corner of lots Nos. 18, 19, 30 and 31; thence with the line between lots Nos. 18 and 19, northwardly 118.54 feet to the beginning.

Being the same property conveyed to I. Frank Taylor and wife, Mallie P. Taylor, by deed from George A. Patton and wife, of record in Book 3033, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 30-foot set-back line from Valley Vista Road.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph L. Lackey, Jr., and wife, Lynne A. Lackey, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph L. Lackey, Jr., and wife, Lynne A. Lackey *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, I. Frank Taylor and wife, Mallie P. Taylor, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph L. Lackey, Jr., and wife, Lynne A. Lackey, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 2nd *day of* February, *19*61.

~~[illegible]~~

I. Frank Taylor

Mallie P. Taylor

Frances N. Hayes

[illegible] McMurray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley*, a Notary Public in and for said County and State,* I. Frank Taylor *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 2nd *day of* February *19*61.

NOTARY PUBLIC AT LARGE

Hugh J. Bradley *Notary Public*

Commission expires April 22, 1963.

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