K 3182

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of . . . . TEN ($10.00) . . . . . DOLLARS, and other good and valuable considerations paid by JAMES T. OLINGER and wife, MARTHA OLINGER, the receipt of which are hereby acknowledged, I, C. B. THOMSON, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES T. OLINGER and wife, MARTHA OLINGER, 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 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C.Lambert, Surveyor, April 7, 1955, as follows:

Beginning in the center of Whites Creek Pike, at a point 1118 feet northwest of the northwesterly line of the property conveyed to Jim Stevens and Ezell Dickerson by deed from Kathleen Burton, of record in Book 2282, page 287, Register's Office, for said County; thence with the center of said Pike, north 38° 20' west 300 feet to an iron pin; thence south 59° 20' west 1030 feet to the center of White Creek; thence with the meanders of said Creek, south 5° 15' east 100 feet and south 18° 45' east 100 feet to an iron pin at a point 82 feet northwest and of the northwesterly line of said Stevens and Dickerson property; thence north 65° 10' east 1145 feet to the beginning, containing 6.5 Acres, more or less.

Being the same property conveyed to C. B. Thomson, Trustee, with full power to sell, transfer, convey and mortgage without the joinder of any beneficiary, by deed from Tom Helton, unmarried, of record in Book 3161, page 177, Register's Office for said County.

Subject to Restrictive Covenants of record in Book 2395, page 46, Register's Office for said County, and applicable Zoning Regulations.

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 T. OLINGER and wife, MARTHA OLINGER, their heirs and assigns, forever.

And I do covenant with the said JAMES T. OLINGER and wife, MARTHA OLINGER, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by 1961 S.&C. Taxes which have been pro-rated and assumed by grantees.

And I, C. B. THOMSON, TRUSTEE, ~~xxxxxxxxxxxxx~~ do further covenant and bind myself, as TRUSTEE, only, ~~xxxxxxxxxxxxxxxx~~ to warrant and forever defend the title to the said land to the said JAMES T. OLINGER and wife, MARTHA OLINGER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of February, 1961.

C. B. Thomson, Trustee

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