K 3220

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by ELLIS P. JAKES, unmarried

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

ETHEL PERRY YUNKER AND HUSBAND, WILLIAM YUNKER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
A tract of land lying and being in the 14th, formerly 24th, Civil District of said County, described according to a survey of C. J. Carney, dated April 5, 1961, as follows:
BEGINNING in the west margin of Nashville and Clarksville Highway No. 112 in the north line of the Binkley Property; thence with the west margin of said Highway, as follows: North 20° East 492.6 feet; North 18° 30' East 200 feet; North 15° 02' East 200 feet; North 11° 02' East 255.7 feet to a point in Grayson's west line; thence leaving the Highway and with Grayson's line, North 13° 30' West 545 feet to the center of a branch in Endsley's line; thence with Endsley's south line and partly along the branch, South 84° West 535 feet to a point; thence with Mrs. Steel's line, South 1° 30' West 390 feet to a point just north of the branch, continuing with Mrs. Steel's line, North 85° West 158 feet; thence along a line and entering the branch, South 32° 30' West 228 feet and South 23° West 66 feet; thence with the line crossing the branch and re-entering the branch, South 5° East 264 feet; thence with the line just west of the branch, South 33° 30' West 132 feet to a point on the north bank of said branch; thence along the north bank, South 70° West 132 feet to a tack in root; thence along Binkley's line, as follows: South 20° East 532 feet; thence South 88° East 655 feet to the point of beginning, containing 28.48 acres more or less.
Being part of the property conveyed to ETHEL PERRY YUNKER by deed from David Edward Davis and wife, of record in Book 1309, page 547, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of April 1961.

Ethel Perry Yunker
Ethel Perry Yunker

William Yunker
William Yunker

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, B. W. Howard, a Notary Public in and for said County and State, the within named ETHEL PERRY YUNKER AND HUSBAND, WILLIAM YUNKER

the bargainor, 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 Nashville, Tennessee, this 18th day of April, 1961.

Commission expires October 28, 1963

B. W. Howard
B. W. Howard
Notary Public.

Warranty Deed
G-143365-GR
From 35292
ETHEL PERRY YUNKER ET VIR
To
ELLIS P. JAKES, unmarried

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of April A.D. 1961 at 9:15 o'clock A.M.
Recorded in Book 3220 Page 93
JAMES C. WILSON, Register
Deputy Register
Recording Fee $1.10

Published by TENNESSEE TITLE CO

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