K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of the love and affection which I have for my husband, Johnnie O. Withers, Sr.,

I, Ines Hager Withers, do hereby transfer and convey unto the said Johnnie O. Withers, Sr., such interest as will create a tenancy by the entirety in the said

JOHNNIE O. WITHERS, SR. AND WIFE, INEZ HAGER WITHERS, in and to 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 in the 4th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of the Subdivision of land of W. W. Wright, deceased, as record in Minute Book "X", page 449, County Court for said County, described as follows:

Beginning at a stake and Elm pointer, the northeast corner of Lot No. 5 on said Plan in the south line of what was formerly Benson's land; thence south 87-3/4° east 137.3 poles to a stone in the center of a road; thence with the center of said road south 25° west 5 poles to a stone, south 1-3/4° west 14.4 poles to a stone, the northeast corner of the old Lucy Ann Baker tract of land; thence with the north line of said Baker tract north 88½° west 30 poles to a red oak stump; south 64½° west 25.8 poles to a forked white oak; south 68-3/4° west 71½ poles to a white oak, the northwest corner of said Baker tract and a corner of said Lot No. 5; thence with the line of Lot No. 5 west 14.6 poles to a stone, another corner of said Lot No. 5; thence with the east line of said Lot No. 5 north 60.2 poles to the beginning, containing 30.8 acres, more or less.

Being the same property inherited by Missouri Hager from her father, W. James Wright, and as set apart to her in partition proceedings in the County Court of Davidson County, Tennessee, as per decree in Minute Book I, pages 447-450, January 9, 1889, the said Missouri Hager having since died on June 10, 1939; her heir at law being her only child, Joe Hager, who died on February 23, 1949; his heir at law being his only child, the said Ines Hager Withers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHNNIE O. WITHERS, SR. AND WIFE, INEZ HAGER WITHERS, their heirs and assigns, forever.

And I do covenant with the said Johnnie O. Withers, Sr. 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.

And I, Ines Hager Withers, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JOHNNIE O. WITHERS, SR. AND WIFE, INEZ HAGER WITHERS, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of April 1961

Ines Hager Withers

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