K 3221

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by WALTER T. DUGGER AND WIFE, THELMA DUGGER

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

F. B. KELSEY AND WIFE, MARY IRENE KELSEY

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:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Tract 3 on the F. B. Kelsey's and wife property, and described according to a survey thereof made by C. J. Carney, Surveyor, dated March 28, 1961, as follows: BEGINNING at an iron pin in the centerline of Kelsey Drive; said point being 413 feet southwest of Eaton's Creek Road; thence with the center of Kelsey Drive, South 88° West 172 feet to a stake in a spring branch, opposite a turn into Kelsey Drive; thence North 35° East 276.6 feet with Kelsey Drive, to an iron pin; thence North 8° 03' West 76.6 feet to a pin in said Drive; thence leaving said Drive, North 89° 30' West 258.6 feet to an iron pin; thence South 3° West 448 feet to an iron pin in the center of Kelsey Drive; thence with the center of the same, North 64° East 340 feet to the point of **beginning,** containing 2 acres more or less.

**Being part of** the property conveyed to F. B. Kelsey and wife, Mary Irene Kelsey, by deed from F. L. Dixon and wife, as of record in Book 1906, page 47, and corrected by an instrument of record in Book 2142, page 231, said Register's Office.

**Together with right of ingress and egress over Kelsey Drive as shown on the attached survey for right-of-way to Eaton's Creek Road,**

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns forever. And we 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, except as above mentioned. 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.

Witness our hand this 19th day of April, 1961

Mary Irene Kelsey — F. B. Kelsey

STATE OF TENNESSEE)
DAVIDSON COUNTY )

Personally appeared before me Rachel L. Hearn, a Notary Public in and for said County and State, the within named F. B. Kelsey and wife, Mary Irene Kelsey

the bargainors, 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 19th day of April, 1961.

Commission expires 5/6/1962

Rachel L. Hearn
Notary Public.

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