K 3222

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of ~~the~~ a deed to other property in Davidson County, Tennessee, of even date herewith, ~~XXXXXXX~~ **DOLLARS**

we, Doy Leon Tidwell and wife, Lucille Adams Tidwell,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Jean Johnson Murphy, a widow, her _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Beginning at an iron pin with a dogwood pointer, being the present northwest corner of the Tidwell tract, and running south 38.5° east with Mrs. Jean J. Murphy's present southwest line 14 poles to an iron pin, being the present southeast corner of the Tidwell tract; thence north 84.5° west 19.2 poles to an iron pin in the middle of a public log road; thence with the middle of said road north 85.5° east 13.8 poles to the beginning. Being triangular in shape, containing slightly more than one-half acre, and being described according to a survey of April 26, 1961, made by J. P. Gallaher, Surveyor, of Ashland City, Tennessee.

Being part of the property conveyed to Doy L. Tidwell and wife by deed from H. L. Sadler and wife, of record in Book 1643, page 461, RODC.

DOCUMENTARY 55 CENTS

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jean Johnson Murphy, her _____ **heirs and assigns, forever.**

And we **do covenant with the said** Jean Johnson Murphy _____ **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, the grantors, _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Jean Johnson Murphy, her _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** third **day of** May, **19** 61.

Doy Leon Tidwell

Lucille Adams Tidwell

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