BK 3225

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

which has been paid in cash by Lillie Mae Dozier, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, L. J. Lankford and wife, Elizabeth O. Langford,

have bargained and sold, and by these presents do transfer and convey unto the said Lillie Mae Dozier and her heirs and assigns, ~~the 13th Civil District of~~ **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Beginning at a stake (formerly a stone) in old Bullrun Road, Dozier's present Northeast corner; thence with old road and L. J. Lankford's North line N. 36½ E. 16 poles to a stake in now Bullrun Creek; thence S. 23 E. 15-4/5 poles to a stake against a hill below a spring, with beech pointer; thence S. 69 W. 8 poles and S. 49½ W. 9 poles to a stake in the present Dozier East line; thence with Dozier's East line N. 7-3/5 poles to the beginning, containing one acre, more or less.

And being a part of the same property conveyed to the undersigned, L. J. Lankford and wife, Elizabeth O. Lankford, by deed from Jas. E. Covington, Clerk & Master, of record in Deed Book3033, Page 470, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lillie Mae Dozier and her **heirs and assigns, forever.**

And we **do covenant with the said** Lillie Mae Dozier **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, L. J. Lankford and wife, Elizabeth O. Lankford, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Lillie Mae Dozier and her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 13th **day of** May, **19** 61

L. J. Lankford

Elizabeth O. Lankford

PG 233