BK 3226

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 4,750.00----------

Four thousand, seven hundred fifty and no/100---------- DOLLARS Cash in hand paid by D. F. Sullivan and wife Johnnye Sullivan, the receipt of which is hereby acknowledged.

We, William R. Caruthers and wife Edna Caruthers

have bargained and sold, and by these presents do transfer and convey unto the said

D. F. Sullivan and wife Johnnye Sullivan , and

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 9th. Civil District of Davidson County, Tennessee, described according to a survey made by Hicherson-Miller, Engineers-Surveyers June 29,1957, as follows:

Beginning at a point in the northeasterly margin of U. S. Highway No. 70, said point being 1036.7 feet, more or less, northwesterly from the northwest intersection of said Highway and Old Charlotte Road; thence north 9 deg. 30' east 1150.7 feet to a point; thence south 84 deg. 51' west 200 feet to a point; thence south 9 deg. 30' west 1063.6 feet to a point in the northeasterly margin of said Highway; thence with the margin of the same and following a set-off in a generally southeasterly direction 215 feet to the point of beginning.

Being the same property conveyed to William R. Caruthers and wife Edna Caruthers, by deed from Hal L. Hix and wife Gladys Lee Hix, dated the 5th. day of March 1959 and recorded in Registers Office, Davidson County, Tennessee, Book 2880, Page 343.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. F. Sullivan and wife Johnnye Sullivan , and their heirs and assigns, forever.

And We do covenant with the said D. F. Sullivan and wife Johnnye Sullivan that We lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, William R. Caruthers and wife Edna Caruthers do further covenant and bind Ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said D. F. Sullivan and wife Johnnye Sullivan , and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 29th day of April , 19 61.

William R. Caruthers
Edna Caruthers

STATE OF TENNESSEE
~~DAVIDSON~~ Sumner COUNTY

Personally appeared before me, F. E. Bruce, a Notary Public in and for said County and State, the within named William R Caruthers and wife Edna Caruthers

the bargainor S , 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 Gallatin, Tennessee, this 29 day of Apr , 1961

Commission expires June 11 1964

F. E. Bruce
Notary Public

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