K 3247

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - - DOLLARS, cash in hand paid, and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged,

We, PAUL E. TOOMBS and wife, IDA T. TOOMBS have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. DICKSON and wife, CORNELIA ALLEN DICKSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 278, Section "A", Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 278 fronts 57.0 feet on the westerly side of Lawrence Street, and runs back between lines, 87.3 feet on the Northerly line and 87.4 feet on the Southerly line to a dead line on which it measures 57.0 feet thereon.

Being the same property conveyed to Paul E. Toombs and wife, Ida T. Toombs, by deed from E. I. duPont de Nemours and Company, a Delaware corporation, of record in Book 2018, page 276, Register's Office for said County.

Said premises are conveyed subject to 1961 taxes which have been prorated, and restrictions & easements in Bk.1424,Page 68, Bk.2018,P.5.R.O

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Dickson and wife, Cornelia Allen Dickson, their heirs and assigns, forever.

And we do covenant with the said James E. Dickson and wife, Cornelia Allen Dickson 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, Paul E. Toombs and Ida T. Toombs do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Dickson and Cornelia Allen Dickson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31 day of May, 1961

x Paul E. Toombs
Paul E. Toombs

x Ida T. Toombs
Ida T. Toombs

STATE OF TENNESSEE
Virginia
Davidson County Augusta

Personally appeared before me, L. L. Lovgren, a Notary Public in and for said County and State, the within named Paul E. Toombs and Ida T. Toombs 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 office, this 31 day of May, 1961

Commission expires 3/18/64

L. L. Lovgren
Notary Public

NOTARY PUBLIC VIRGINIA AUGUSTA COUNTY

G 287