K 3248

WARRANTY DEED

For and in consideration of the sum of Four-Hundred ($400.00)

DOLLARS

cash in hand paid by Samuel Joseph Hayes,Sr., and wife, Eva Lena Hayes, the receipt of which is hereby acknowledged,

We,Burt Warren,and wife,Lula Warren

have bargained and sold, and by these presents do transfer and convey unto the said Samuel Joseph Hayes,Sr. and wife, Eva Lena Hayes

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

In the 13th Civil District of said county, beginning at a point in the center of Eaton's Creek Road,the south east corner of the 64.12 acres tract of land, a description of which tract is of record in Book 1371, page 106, RODC,Tennessee, where said tract corners with the lands of Rutherford,thence in a southwesterly direction,with the line between Rutherford and Warren, 280 feet to a point in said line, thence in a northerly direction 310 feet to a point, thence easterly 280 feet to the center of Eaton's Creek Road, thence with the center of Eaton's Creek Road southerly 310 feet to the point of beginning, containing two (2) acres, more or less. And being a part of the tract of land conveyed to Burt Warren,et ux, by deed from S.D.Dugger,et ux, of record in Book 1371,Page 106,RODC,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 Samuel Joseph Hayes,Sr.and wife, Eva Lena Hayes their *heirs and assigns, forever.*

And we *do covenant with the said* Samuel Joseph Hayes,Sr,and wife, Eva Lena Hayes *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, Burt Warren and wife,Lula Warren *do further covenant and bind* ourselves,our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel Joseph Hayes,Sr., and wife, Eva Lena Hayes, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 13th *day of* June, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Burt Warren

Lula Warren

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert H.Polk, *a Notary Public in and for said County and State,* Burt Warren and wife, Lula Warren

the within named 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 Davidson County, *Tennessee, this* 13th *day of* June, *19* 61

Robert H. Polk
Notary Public
State at Large

Commission expires May 8,1963

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