K 3252

WARRANTY DEED G-145236

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

J. B. STEPHENS and wife, PAULINE C. STEPHENS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN L. HAYNES and wife, THELMA LEE HAYNES,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Land in the 11th Civil District, State of Tennessee, described as follows:

Being Lots Nos. 73, 74, 75 and 76 of Block "B" on the Map of Marthonna, Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor, as follows:

BEGINNING at a point on the easterly margin of Ezell Road West 1400 feet south to the southeast corner of said road and Old Hickory Boulevard, said point being the common corner of Lots Nos. 72 and 73; thence with the line between said lots, eastwardly 420 feet to a point, at the southeast corner of Lot 72 and northeast corner of Lot No. 73; thence southwardly 100 feet to a point, the common corner of Lots Nos. 76 and 77; thence with the line between said lots, westwardly 420 feet to the easterly margin of Ezell Road West; thence with the margin of said Road, northwardly 100 feet to the beginning.

Being the same property conveyed to J. B. Stephens and wife, Pauline C. Stephens, by deed from Johnnie R. Wright and wife, of record in Book 2540, page 191, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1961 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of July, 19 61

J. B. Stephens

Pauline C. Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Hilman Barnard, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. B. Stephens and wife, Pauline C. Stephens, 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 Nashville, Tennessee, this, the 13th day of July, 19 61

Mrs. Hilman Barnard
Notary Public

My commission expires: April 26, 1965

WARRANTY DEED
WDH
From
J. B. STEPHENS, et ux.
To
JOHN L. HAYNES, et ux.

1717

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED AND RECORDED
MAY 14 1962
at 3:29 P.M.
Noted in Book 4945 Page 12
Recording Fee
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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