K 3252

WARRANTY DEED

For and in consideration of the sum of One Hundred ($100.00) and no/100 - - - - - - - - *DOLLARS* cash in hand paid by Alfred L. Williams and wife, Coleen B. Williams, receipt whereof is hereby acknowledged,

We, J. W. O'Brien and wife, Irene L. O'Brien, *have bargained and sold, and by these presents do transfer and convey unto the said* Alfred L. Williams and wife, Coleen B. Williams, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being the northwesterly part of a tract of land conveyed to the within named grantors, J. W. O'Brien and wife, Irene L. O'Brien, by deed Annie Elizabeth Hutchison, et al, as of record in Book 2093, Page 582, Register's Office for said County; and being that part of the land lying on the northerly side of the right-of-way of the Super-Highway under construction, the within described parcel of land being a part of that land described in said deed of record in Book 2093, Page 582, and more particularly described as follows:

Beginning at the northwesterly corner of the original tract as described by deed of record in Book 2093, Page 582, said Register's Office; running thence in a southerly direction along the westerly line of said original tract 235 feet, more or less, to the northerly margin of the right-of-way of the new State Super-Highway; thence easterly along the northerly margin of said highway right-of-way 340 feet, more or less, to the westerly line of the L. A. Gray property; thence northerly along Gray's westerly line 242 feet, more or less, to the beginning.

Being a part of the property conveyed to J. W. O'Brien and wife, Irene L. O'Brien, by deed of Annie Elizabeth Hutchison, et al, as of record in Book 2093, Page 582, 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 said Alfred L. Williams and wife, Coleen B. Williams, their *heirs and assigns, forever.*

And we *do covenant with the said* Alfred L. Williams and wife, Coleen B. Williams, *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, the said J. W. O'Brien and wife, Irene L. O'Brien, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alfred L. Williams and wife, Coleen B. Williams, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 6th *day of* July *, 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.*

J. W. O'Brien

Irene L. O'Brien

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. J. Stephens *, a Notary Public in and for said County and State,* J. W. O'Brien and wife, Irene L. O'Brien *, 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 Nashville, Tennessee, *this* 6th *day of* July *, 19* 61.

W. J. Stephens *Notary Public*

Commission expires Oct 28-1963