K 3252

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of which is hereby acknowledged

WE, MRS. PAULINE WATKINS GAULT, MRS. MARTHA WATKINS BOGLE, and MRS. CHRISTA ANNA CLARK

have bargained and sold, and by these presents do transfer and convey unto the said HOWELL CLIFTON TRIBBLE, and wife, EMMA MAI TRIBBLE, their

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

A Tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, and being further described as follows:

We convey a strip of land 25 feet wide extending from the above-described 37.3 acres of land to the Dickerson Turnpike Road, parallel and joining the Northline of J. W. Ragan and wife, Carrie Ragan, which is of record in Book 425, page 20, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Mrs. Mary Benagh Vreeland by deed of Daniel H. Hall and wife, Mary E. Hall. See Deed recorded in Book 425, page 335, Register's Office for Davidson County.
By oversight this part of the original deed in Book 452, page 95, was not included in the Deed from us to Leslie Staley, and wife, Mary Frances Staley, which is recorded in Book 2700, page 507, Register's Office for Davidson County, Tennessee.
Since this conveyance to said Staleys, they have conveyed this property to Howell Clifton Tribble, and wife, Emma Mai Tribble, Book 2858, page 25, Register's Office for Davidson County, Tennessee. And it is therefore, the purpose of this instrument to convey this roadway to Tribble and wife, so that they can have access to the right-of-way.

BEING a portion of the same property conveyed to S. J. Watkins, and wife, by deed from Mary Benagh Vreeland, Et Vir, of record in Book 452, page 95, Register's Office for Davidson County, 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 HOWELL CLIFTON TRIBBLE, and wife, EMMA MAI TRIBBLE, their heirs and assigns, forever.

And we do covenant with the said HOWELL CLIFTON TRIBBLE, and wife, EMMA MAI TRIBBLE 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, MRS. PAULINE WATKINS GAULT, MRS. MARTHA WATKINS BOGLE and MRS. CHRISTA ANNA CLARK do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said HOWELL CLIFTON TRIBBLE, and wife, EMMA MAI TRIBBLE, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of JULY 19 61

Mrs. Martha Watkins Bogle
Mrs. Martha Watkins Bogle

Mrs. Pauline Watkins Gault
Mrs. Pauline Watkins Gault

Mrs. Christa Anna Clark
Mrs. Christa Anna Clark

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