K 3253

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - -

TEN AND NO/100- DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged,

We, Hardy B. Booker and wife, Inez R. Booker,

have bargained and sold, and by these presents do transfer and convey unto the said W. H. Marshall and wife, Flora Marshall, 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 14th Civil District of Davidson County, Tennessee, being parts of lots Nos. 9 and 10 on the unrecorded plan of the John A. Eberlee Lands, and part of a 10 acre tract adjoining said lot No. 9, described partly according to a survey made by Lewis D. Justice, Surveyor, October 23, 1946, as follows: Beginning on the northerly margin of North Bernard Road in the westerly line of the property conveyed to Charles E. Culwell and wife, by deed from Allen M. Endsley and wife, of record in book 2734, page 285, Register's Office for said County; thence with said Culwell's westerly line north 4 degrees 45' west 944 feet, more or less, to a point in the center of Craighead Branch, said point being Culwell's northwest corner; thence with the center of said Branch as follows: South 66 degrees 10' west 60.4 feet, south 68 degrees west 400 feet, south 79 degrees 45' west 156 feet, and south 31 degrees west 235 feet to a corner of the Rawlings property, as shown on said survey; thence with said Rawlings' easterly line south 14 degrees 30' east 625 feet, more or less, to the northerly margin of said North Bernard Road; thence with same eastwardly 662.5 feet to the beginning, containing 16 acres, more or less.
Being the same real property conveyed to Hardy B. Booker and wife, Inez R. Booker, by deed from Andrew J. Epely and wife, dated February 8, 1961, filed February 10, 1961, and recorded in book 3181, page 219, 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 W. H. Marshall and wife, Flora Marshall, their heirs and assigns, forever.

And we do covenant with the said W. H. Marshall and wife, Flora Marshall, 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, Hardy B. Booker and wife, Inez R. Booker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. H. Marshall and wife, Flora Marshall, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of July, 1961

Hardy B Booker

Inez R. Booker

P G 77