BK 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of $4,028.60 due on a note originaly executed by Melvin G. Walton et ux to Home Federal Savings and Loan Association, and secured by a Deed of Trust of record in Book 3109, page 569, Register's Office for Davidson County, Tennessee,

we have bargained and sold, and by these presents do transfer and convey unto the said Jasper L. Timmons, an unmarried man,

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

Land in the 2nd Civil, formerly the 5th District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, November 14, 1957, as follows:

Beginning in the center of Steel Road at the northwest corner of the property conveyed to J. A. Davey and wife, by deed of record in Book 1558, page 619, Register's Office for said County; thence with Davy's northerly line S. 81° 30' East 470.2 feet to an iron pin in the westerly line of the land of W. P. Neal; thence with Neal's Westerly line North 3° 30' East 100 feet; thence westwardly and parallel with Davy's northerly line 470 feet, more or less, to the center of Steel Road; thence with the center of same, South 5° 15' West 100 feet to the beginning.

Being the same property conveyed to Wallace Scott and wife, Ruby Kennedy Scott by deed from Melvin G. Walton and wife, June F. Walton, of record in Book 3218, page 153, 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 Jasper L. Timmons, an unmarried man,

his heirs and assigns, forever.

And we do covenant with the said Jasper L. Timmons

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 Wallace Scott and wife, Ruby Kennedy Scott,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jasper L. Timmons

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24 th day of April, 19 61

Wallace Scott

Ruby Kennedy Scott

PG 211