K 3256

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 1,000.00.....

.....One Thousand and no/100..... DOLLARS

cash in hand paid by James P. Dickens and wife, Lorene S. Dickens

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, We,

I, Bessie Anne Jones (a widow)

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by C.J.Carney, Surveyor, June 10, 1961, as follows:

Beginning at a point in the center of Greer Road opposite the northwest corner of the property conveyed to James P. Dickens and wife, by deed from Jessie Bai Eaton and husband, as of record in Book 2995, page 243, R.O. for said County; thence with said Dickens' northerly line, and continuing with the northerly line of the second tract of land conveyed to Jessie Benton Eaton and husband by deed from E.R.Benton, et al, as of record in Book 2695 page 135, said Register's office, north 90 deg. 30' East 841.5 feet to a point; thence with said Eaton's northerly line south 80 deg. 30' East 92 feet to an inner corner of Mrs. R.E.Jones' property; thence with an inner westerly line of Mrs. R.E.Jones' property north 27 deg. 30' West 240 feet to another inner corner of Mrs. R.E.Jones' property; thence with the southerly line of Mrs. R.E.Jones property south 62 deg. 30' West 942 feet to the center of Greer Road; thence with the center of Greer Road south 38 deg. 15' East 134 feet to the beginning, containing 3.6 acres. Said property was devised to Bessie anne Jones by Will of Richard E. Jones, deceased, dated Feb. 28, 1955, probated April 11, 1957, and recorded in Will Book 69, page 389, County Court for said County.

And we do hereby covenant with the said GRANTEES 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 except [illegible]. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Words used herein regardless of gender shall include the neutral, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 6th day of July, 1961.

Bessie Anne Jones
Bessie Anne Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Robert R. Galbreath a Notary Public in and for said County and State, the within named Bessie Anne Jones

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of July, 1961.

Commission expires June 29-1964

Robert Ray Galbreath
Notary Public

TOTAL PROBATE TAX $ 2.50
AUG 10 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

Warranty Deed

From BESSIE ANNE JONES

To JAMES P. DICKENS ET UX.

53239

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of AUG A.D. 1961 at 12:35 o'clock P.M.
Recorded in Book 1949 Page 462
Recording Fee 2.50
JAMES P. WILSON, Register
By Mrs. Lee, D.C.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
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Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Form 100.

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