BK 3279

WARRANTY DEED

THIS INDENTURE, Made and entered into this 30th day of August, 1961, by and between Mrs. Elizabeth Campbell, widow of J. D. Campbell, hereinafter called the First Party, and E. R. Roberson, Sr., hereinafter called the Second Party;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the First Party has bargained and sold and does hereby bargain, sell, transfer, convey and confirm unto the Second Party, a certain tract or parcel of land lying and being situate on the South side of State Highway #112, in the 14th Civil District of Davidson County, Tennessee, and being a part of the old J. D. Campbell farm, and described as follows;

Beginning on an iron pin in the Northwest corner of tract #2 of the subdivision of land belonging to Mrs. J. D. Campbell. Thence South 54 degrees 54' East 2,262.7' along South right-of-way line of Tennessee State Highway #112 to intersection of Dry Fork Road; thence going in a Northwesterly direction along the approximate (centerline) of Dry Fork Road as follows; North 70 degrees 39' West 614.2'; North 54 degrees 15' West 710.7'; North 69 degrees 29' West 144.7'; North 85 degrees 19' West 335.1'; North 64 degrees 26' West 534.05 to an iron pin in center of Dry Fork Road; thence leaving Dry Fork Road with the adjacent property of Mrs. J. D. Campbell, now Track #1, North 34 degrees 26' East 453.4' to the beginning, containing 11.1 acres, more or less.

The First Party acquired title to the above described land by deed of record in Deed Book 1914, page 18, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto E. R. Roberson, Sr., his heirs and assigns, in fee simple forever

And the said First Party does hereby covenant with the Second Party that she is lawfully seized and possessed of the aforedescribed tracts or parcels of land; that she has a good and lawful right to sell and convey the same; that the same is free from all incumbrances; and that she will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

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