K 3285

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten &----------no/100 DOLLARS

cash, and other valuable considerations to us in hand paid by Helen P. Rose (an unmarried woman), receipt of which is hereby acknowledged, we, D. Warren Harrison and wife, Willie Mae Harrison,

have bargained and sold, and by these presents do transfer and convey unto the said Helen P. Rose,

her 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 12th, formerly 23rd, Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Civil Engineers, December 24, 1958, as follows:
BEGINNING at a point in the center line of New Hydes Ferry Pike at the northeast corner of a tract that was conveyed to Isaih Suggs and Mary Suggs, by deed from Ira B. Kennedy and wife, of record in Book 2336, page 279; thence along center line of said New Hydes Ferry Pike, South 72° 45' east 100 feet south 74° east 41 feet to a point; thence south 12° east 20.3 feet to an iron pin in the south margin of said Pike; thence leaving said Pike, south 30' west 247.6 feet to an iron pin in the north margin of Old Hydes Ferry Pike; thence with the margin of the same northwesterly 100 feet to an iron pin in Suggs' southeast corner, said point being 366 feet southeast from the intersection of the margin of the Old and New Hydes Ferry Pikes; thence along Suggs' easterly lines north 37° 15' east 176 feet to the point of beginning.
Being the same property conveyed to D. Warren Harrison, by deed from Ira B. Kennedy and wife, of record in Book 2340, page 535, and by deed from Willie Mae Harrison, of record in Book 2707, page 445, Register's Office for said County."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Helen P. Rose

her heirs and assigns, forever.

And we do covenant with the said Helen P. Rose

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 for deed of trust of record in Book 2889, page 477 and Book 2890, page 376, Register's Office of Davidson County, Tennessee, securing a note, the balance of which grantee has assumed and agreed to pay.

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 Helen P. Rose

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

Witness our hands this 19th day of September, 1961

D. Warren Harrison

Willie Mae Harrison

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