K 3310

WARRANTY DEED

For and in consideration of the sum of ---------($500.00)----------
FIVE HUNDRED AND NO/100 ----------DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged, we, BISCOE GRIFFITH, TRUSTEE and BISCOE GRIFFITH and wife, INEZ GRIFFITH, (the said Biscoe Griffith, Trustee was and is acting for himself and wife, the sole beneficiaries in this transaction), - - - - - - -

this day - - - have bargained and sold, and by these presents do transfer and convey unto the said JOHN T. GENY and OSCAR GENY, JR., a co-partnership, their ----------
successors, - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

"Land in Davidson County, Tennessee, being part of lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, of record in book 421, page 32, Register's Office for said County, and described according to a survey thereof made by John M. Sullivan, County Surveyor, July 23, 1954, as follows: BEGINNING at a point in the westerly margin of Mockingbord Road as established on the plan of record in book 547, page 171, said Register's Office, at the intersection of the north line of the right-of-way of the N.C.& St.L.Railroad; thence with said railroad right-of-way, westerly 157.63 feet to the corner of lots 337 and 338; thence with the line between said lots northerly 50 feet to a point; thence easterly 157.63 feet to the westerly margin of Mockingbird Road; thence with the margin of the same southerly 50 feet to the beginning. Being the same property conveyed to Biscoe Griffith, Trustee, by deed from Jesse Warren and wife, of record in book 1225, page 6, said Register's Office." (Tenn. Title Co. # 104203). The GRANTORS will pay 1955 CITY taxes and the GRANTEES assume and agree to pay 1955 COUNTY taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN T. GENY and OSCAR GENY, JR., a co-partnership, - - - - - successors, ---------- heirs and assigns, forever.

And we do covenant with the said John T. Geny and Oscar Geny, Jr., ----------
---------- 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 the COUNTY TAXES for 1955, which are assumed by said grantees.

And we, BISCOE GRIFFITH, TRUSTEE and BISCOE GRIFFITH and wife, INEZ GRIFFITH, - - - - do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN T. GENY and OSCAR GENY, JR., as aforesaid, their successors, - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of AUGUST, - - - - 1955.

x Biscoe Griffith, Trustee x Biscoe Griffith

x Inez Griffith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W.RUFUS PARDUE, a Notary Public in and for said County and State, the within named BISCOE GRIFFITH, Trustee and BISCOE GRIFFITH and wife, INEZ GRIFFITH, the sole beneficiaries and; ----------
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the bargainer, with whom I am personally acquainted, and who acknowledged that they - - - - - - -
executed the within instrument for the purpose therein contained.
Witness my hand and official seal at office, this 19th day of AUGUST, - - - - - 1955.

My commission expires January 25, 1958.

W. Rufus Pardue
Notary Public

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