K 3314

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged

W. A. Wright, Sr., Executor

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Arnold R. Tipton and wife, Mary Emma Tipton

hereinafter called the Buyer, his heirs, successors 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. 12 of Everett Plan of record in Davidson County's Chancery Court Book 1, page 92, Davidson County, Tennessee. Said land being described according to a survey by Sullivan, Parker and Delk, Surveyors, dated November 11, 1961 and more fully described as follows:

Begin at an iron pin in the North Right-of-Way line of Pulley Road and 242' east of center line of McCrory Creek Road along said Right-of-Way line. Being the southwest corner of land which belonged to W. C. Wright recorded in Book 204, page 30, Register's Office for Davidson County, Tennessee; thence north 1° 30' east, 210' with Jim Bell's line to iron pin; thence south 87° 33' east, 420' with W. A. Wright's line to a point; thence south 1° 30' west, 210' with W. A. Wright's line to an iron pin in north Right-of-Way line of Pulley Road; thence with said Right-of-Way line North 87° 33' West, 420' to the beginning. Said property containing 2.08 acres more or less.

Being part of the same property owned by W. C. Wright, deceased, who in his last will and testament directed his executor, W. A. Wright, Sr., to convey this part of the land that he owned at his death, to his beloved daughter, Mary Emma Tipton and it being her desire that her husband's name be included as a purchaser so that they would own said property as tenants by the entirety.

This conveyance is made subject to restrictive covenants and easements of record in the 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 BUYER, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness my hand s this 15th day of Dec. 1961.

W. A. Wright Sr. Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Otis W. Charlton, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. A. Wright, Sr., Executor the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15 day of December 1961.

Otis W. Charlton
Notary Public

My commission expires My Commission Expires Nov. 21, 1964

WARRANTY DEED

Arnold R. Tipton and wife, Mary Emma Tipton

To

W. A. Wright, Sr., Executor

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 15 day of Dec. A.D. 1961
at 11:50 o'clock A.M.
and duly recorded in Book 2715 Page 351
Recording Fee $1.10
HAROLD P. WILSON, Register
By [illegible] D.C.

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