K 3314

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Five and no/100 ($5.00)

- - - - - - - - - - - - - - ($5.00) - - - - - - - - - - **DOLLARS**
cash in hand paid and other good and valuable consideration not herein enumerated, the receipt of all of which is hereby acknowledged,

WE, V. H. PICKLE and wife, LENA PICKLE
have bargained and sold, and by these presents do transfer and convey unto the said HERBERT JONES, his heirs and assigns, all our right, title and interest in and to the 10th Civil District of ~~heirs and assigns~~, **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:** according to a survey made by James L. Murphy, Jr., Surveyor, dated October 27, 1961, as follows, to-wit:

Beginning in the westerly margin of the right-of-way of U. S. Highway 41E at an iron pin located 222.45 feet, more or less, south of the intersection of the city limits of Ridgetop and said right-of-way, and located 33.7 feet from the edge of the pavement of said highway; running thence with margin of said right-of-way in a curve to the left, having a radius of 686.62 feet, 110.22 feet to an iron pin, located 33.7 feet from said pavement; thence South 64° 50' West 176.70 feet to an iron pin; thence North 25° 10' West 110 feet to an iron pin; thence North 64° 50' East 181.32 feet to the beginning; containing 0.45 acres, more or less.

Being a part of the same property (½ undivided interest) conveyed to Frank Grimes by deed from V. H. Pickle and wife, Lena Pickle of record in Book 1493, Page 632, Register's Office for said County, and being same property conveyed to V. H. Pickle by deed from Frank Grimes, of record in Book 3309, Page 123, said 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 Herbert Jones, his heirs and assigns, forever.

And we **do covenant with the said** Herbert Jones **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.**

And we, V. H. Pickle and Lena Pickle **do further covenant and bind** ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Herbert Jones, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 18th **day of** December, 19 61

V. H. Pickle

Lena Pickle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, F. Spiller Campbell, Jr., **a Notary Public in and for said County and State, the within named** V. H. Pickle and Lena Pickle

the bargainor s, **with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 18th **day of** December, 19 61

Commission expires April 24, 1963

F. Spiller Campbell Jr.
Notary Public

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