K 3315

WARRANTY DEED

For and in consideration of the sum of ONE and No/100 ($1.00) Dollars cash in hand paid receipt of which is hereby acknowledged, and the assumption of the balance due on the encumbrance in Book 2589, page 63, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, I, James C. Merritt have bargained and sold, and by these presents do transfer and convey unto the said Juanita Camille Reed (formerly Juanita Reed Merritt), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



A one-half (1/2) undivided interest in and to Lot No. 4 on the Plan of Gardner's Gold Coast Subdivision as of record in Book 2133, page 79, Register's Office of Davidson County, Tennessee.
Said Lot No. 4 is more particularly described as follows: Being at a point in the Westerly margin of Hydes Ferry Pike, the common corner of Lots 3 and 4 on said Plan; thence with the line between said two lots, Southwestwardly 340.9 feet to a point; thence Eastwardly 175.8 feet to a point; thence Northeastwardly 230.4 feet to a point in the Westerly margin of the said Hydes Ferry Pike; thence with the Westerly margin of the same, Northwestwardly 141 feet to the point of being.
Being the same property conveyed to James C. Merritt and wife, Juanita Reed Merritt by deed from H. H. Chitwood, Trustee of Record in Book 2306, page 508, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Juanita Camille Reed (formerly Juanita Reed Merritt), her heirs and assigns, forever.

And I do covenant with the said Juanita Camille Reed (formerly Juanita Reed Merritt) that I am lawfully seized and possessed of a one-half undivided interest in said land in fee simple; have a good right to convey it, and same is unencumbered, except for the encumbrance described in Book 2589, page 63, Register's Office for Davidson County, Tennessee, which is being assumed by Juanita Camille Reed (formerly Juanita Reed Merritt) as a part of the consideration herein.

And I, James C. Merritt do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Juanita Camille Reed (formerly Juanita Reed Merritt) her heirs and assigns against the lawful claims of all persons, whomsoever.

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