K 3340

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James W. Hobbs and wife, Calvin Hobbs,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Borden P. McNeill and wife, Elizabeth T. McNeill their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the unrecorded subdivision of the Grover C. Carney property, and a strip of land adjacent thereto on the north, described partly according to a survey made by C. J. Carney, Surveyor, October 3, 1961, as follows:

Beginning in the center of Claylick Road at a point 100 feet east of the southeast corner of the property conveyed to Charlie M. Hunter, and wife, by deed from Grover C. Carney and wife, of record in Book 3277, page 319, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the center of said Road eastwardly 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwardly 253.5 feet to the northeast corner of said Lot No. 4, continuing in the same direction 40 feet, in all 293.5 feet; thence southwestwardly 103.5 feet, more or less, to a point 18 feet north of the northeast corner of Lot No 3; thence southwardly 18 feet to the corner of Lots Nos. 3 and 4, continuing in the same direction and with the line between said two lots, 224.5 feet, in all 242.5 feet to the beginning.

Being the same property conveyed to James W. Hobbs and wife, Calvin Hobbs, by deed from Grover C. Carney and wife, of record in Book 3284, page 277, 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 Borden P. McNeill and wife, Elizabeth T. McNeill their heirs and assigns, forever.

And we do covenant with the said Borden P. McNeill and wife, Elizabeth T. McNeill 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, James W. Hobbs and wife, Calvin Hobbs, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Borden P. McNeill and wife, Elizabeth T. McNeill, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of January, 1962

James W Hobbs

Calvin Hobbs

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