K 3341

WARRANTY DEED

For and in consideration of the sum of three hundred and no/100---------- *DOLLARS*
----------($300.00)----------
cash in hand paid by Jerry L. Maddux and wife, Farra L. Maddux, receipt of which is hereby acknowledged,

we, Roscoe Farrison Lening and wife, Mamie G. Lening *have bargained and sold, and by these presents do transfer and convey unto the said* Jerry L. Maddux and wife, Farra L. Maddux, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 4th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor dated August 21, 1959 as follows: Beginning at the northwest corner of the Tom Baggerty property as shown on said survey, being also the northeast corner of the property conveyed to W. M. Luttrell and wife, by deed from Cordell Lenning and wife, as of record in book 2644, page 619, Register's Office for said County; thence with said Baggerty's westerly line south 4° 30' west 210 feet to a point; thence north 58° 30' west 210 feet to a point; thence north 4° 30' east 210 feet to the southerly line of the property conveyed to James Turner Bradford, Jr. and wife, by deed from Pauline McKenney Alexander and husband, as of record in book 2647, page 248, said Register's Office; thence with the same south 85° 30' east 210 feet to the beginning, containing 1 acre. Being the same real property conveyed to Roscoe Farrison Lening and wife, Mamie G. Lening, by deed from Bessie Luttrell dated September 14, 1959, filed September 15, 1959, and recorded in book 2960 page 145, 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 Jerry L. Maddux and wife, Farra L. Maddux, their *heirs and assigns, forever.*

And we *do covenant with the said* Jerry L. Maddux and wife, Farra L. Maddux, *that* we *are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except for*

taxes for the year 1961.

And we, Roscoe Farrison Lening and wife, Mamie G. Lening *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jerry L. Maddux and wife, Farra L. Maddux, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s this 22nd *day of* September *19* 61 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roscoe Farrison Lening
Mamie G. Lening

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WATKINS *a Notary Public in and for said County and State* Roscoe Farrison Lening and wife, Mamie G. Lening *the within named 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 Nashville *this* 22nd *day of* September *19* 61

NOTARY PUBLIC

Commission expires [illegible]

G 109