K 3343

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00

ONE AND NO/100---------- DOLLARS cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $3,185.00, of a note executed by J. T. Edwards and wife, Martha D. Edwards, payable to Commerce Union Bank, for the original sum of $3,900.00, payable in 60 equal monthly installments of $65.00 each, beginning April 25, 1961, without interest, and secured by Deed of Trust of record in Book 3209, page 93, Register's Office for Davidson County, Tennessee,

we, J. T. EDWARDS AND WIFE, MARTHA D. EDWARDS,

have bargained and sold, and by these presents do transfer and convey unto the said LAWRENCE N. STEVENS AND WIFE, THELMA Y. STEVENS

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

One acre of land in the 8th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a planted stone 30 feet south of the margin of a public road; thence running North 80-1/4° West 242 feet to a stone; thence North 9¼° East 180 feet to a stone and beech; thence South 80-¼° East 242 feet to a stone, 35 feet from the margin of the public road; thence South 9-1/4° West 180 feet to the point of beginning.
And in addition to said lot above described a right of way from said lot to the spring which is described as follows, to-wit:
BEGINNING in the southerly line of Gower School lot at a point 12 feet easterly from a beech marker; running thence South 14-3/4° West 76½ feet to a stone; thence South 70° East 15 feet to a stone; thence North 14-3/4° East 76½ feet to the south line of the Gower School lot at a point 133 feet from the southeasterly corner of said School lot; thence North 70° West to the point of beginning, containing by estimation .025 of an acre, more or less.
Being the same property conveyed to J. T. EDWARDS AND WIFE, MARTHA D. EDWARDS, by deed from Jesse H. Slayden and wife, of record in Book 1450, page 588, 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 LAWRENCE N. STEVENS AND WIFE, THELMA Y. STEVENS THEIR heirs and assigns, forever.

And we do covenant with the said LAWRENCE N. STEVENS AND WIFE, THELMA Y. STEVENS 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, except as hereinabove set out.
And we, the grantors, herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27th day of February, 1962.

J. T. Edwards
J. T. Edwards

Martha D. Edwards
Martha D. Edwards

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named J. T. EDWARDS AND WIFE, MARTHA D. EDWARDS

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 Nashville, Tennessee, this 27th day of February, 1962.

Commission expires April 22, 1962.

L. D. Richards
Notary Public

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