K 3369

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - ($10.00) - - - - - - - - -
Ten and No/100 - DOLLARS
Cash in hand paid by Horace Hickman Raines and wife, Lillie Ruth Raines, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged;

We, J. O. Horton, Jr., and Mary A. Horton, all their right, title and interest have bargained and sold, and by these presents do transfer and convey unto the said Horace Hickman Raines and wife, Lillie Ruth Raines, 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 Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, December 2, 1957, and revised October 6, 1958, as follows:

Beginning at an iron pin on the northeasterly margin of Springfield Pike, 549 feet southeasterly from the southwest corner of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Hurtman Watts, of record in Book 1855, page 471, Register's Office for Davidson County, Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence north 26° 30' east 208 feet to a stake at post; thence north 59° 15' east 2650 feet to a stake; thence north 9° 10' west 850 feet; thence north 87° 05' west 1146 feet to a marked tree; thence south 7° 45' west 139 feet to a 6-inch R. Oak; thence south 1° 20' east with an old fence 232 feet to an iron pin in pile of stones; thence south 72° 30' west 353 feet; thence south 3° 15' west 410 feet to an old stake near post; thence north 87° 30' west 236 feet to an old stake at post; thence south 37° 45' west 223.5 feet to an iron pin; thence south 18° 15' east 205 feet to an iron pin; thence south 24° 15' west 942 feet to an iron pin; thence south 48° 15' west 138 feet to the beginning, containing 57.5 acres, more or less.

Said property was conveyed to J. O. (John O.) Horton, Jr., and wife, Mary A. Horton, by three deeds; one from Ezell Dickerson, of record in Book 2877, page 203; one from Charles Ferguson, of record in Book 2994, page 141; and the other from Charles Ferguson et al, of record in Book 3027, page 377, said Register's Office; the said parties having since been divorced.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace Hickman Raines and wife, Lillie Ruth Raines, their heirs and assigns, forever.

And we do covenant with the said Horace Hickman Raines and wife, Lillie Ruth Raines, 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 for current taxes, which are pro-rated this date and assumed by the grantees herein.

And we, J. O. Horton, Jr., and Mary A. Horton, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Horace Hickman Raines and wife, Lillie Ruth Raines, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 27 day of March, 19 62.

J. O. Horton Jr.
Mary A Horton

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