K 3370

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ***TEN AND NO/100 ($10.00)*** DOLLARS cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, we, the undersigned, heirs of Frank Ezell Barnes, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Sadie Barnes and Beatrice Barnes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Situated on the headwaters of Dry Fork Creek in the Fourteenth Civil District of said County; Beginning at an elm tree, a corner between the lands of George W. Carney and H. R. Carney, thence with H. R. Carney's line in a northerly direction 10½ chains to a stake in the Creek, H. R. Carney corner, thence in a northeasterly direction with I. N. Willis south boundary line 13-2/3 chains to a stake, a corner in I. N. Willis tract, thence north with I. N. Willis east boundary line 15 chains to a rock in a hollow, a corner in I. N. Willis tract; thence in an easterly direction 14½ chains to the top of the ridge to the center of the road; thence with the center of the ridge in a southerly direction 32½ chains to a stake in Val Carney's tract, thence with Val Carney's line south about 2-2/3 chains to a stake hickory pointer in George W. Carney line; thence with George W. Carney line in a westerly direction 11½ chains to the beginning. Said tract of land contains 63 acres more or less.

Being the same property conveyed to F. E. Barnes by deed from Henry V. Carney as of record in Book 369, page 527, Register's Office of Davidson County, the said F. E. Barnes having died leaving a will which is of record in Book 369, page 527, County Court Clerk's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sadie Barnes and Beatrice Barnes, their heirs and assigns, forever.

And we do covenant with the said Sadie Barnes and Beatrice Barnes 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sadie Barnes and Beatrice Barnes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of September, 1961

Lillie Mae B. Stenberg — Charles I Barnes

Ed Barnett — Fannie Barnes McKennedy

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