K 3374

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - - $13,950.00 - - - - - - - - -
- - - - - - - - - THIRTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - DOLLARS
Cash in hand paid, receipt of which is hereby acknowledged,

I, Ruby Derryberry, as surviving tenant by the entirities,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Doyle M. Cavender and wife, Frances B. Cavender, their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Eastland Acres, Section 2, of record in Book 2331, page 7, Register's Office for said County.

BEGINNING at a point on the northerly margin of Brittany Drive at the common corner of Lots 148 and 149; thence with the line between said lots, northwardly 147 feet to a corner of Lot 150; thence with the line between Lots 149 and 150, eastwardly 158 feet to the westerly margin of Brittany Drive; thence with the margin of said Drive, southerly 120 feet to the beginning of a curve; thence with said curve, southwestwardly 39.3 feet to a point in the northerly margin of Brittany Drive; thence with the margin of said Drive, westwardly 110.5 feet to the beginning.

Being the same property conveyed to T. W. Derryberry (now deceased) and wife, Ruby Derryberry, by deed from William Byrne, Jr., and wife, of record in Book 2544, page 257, Register'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 Doyle M. Cavender and wife, Frances B. Cavender, their _____ heirs and assigns, forever.

And I do covenant with the said Doyle M. Cavender and wife, Frances B. Cavender _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ruby Derryberry, _____ do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Doyle M. Cavender and wife, Frances B. Cavender, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd day of May, 1962

~~Ruby~~ Ruby Derryberry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MARVIN A. THOMPSON, a Notary Public in and for said County and State, the within named Ruby Derryberry

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of May, 1962

Commission expires AUG. 11, 1962

Marvin A. Thompson
Notary Public

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