K 3405

WARRANTY DEED G-9286 NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100*** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HARDIN YOKLEY, as surviving tenant by the entirety,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. PEEBLES and wife, MARJORIE E. PEEBLES, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 12th Civil District State of Tennessee, described as follows: Being Tract "E" on the unrecorded plan of part of the Yokley property, described according to a survey made by E. L. Miller, Jr., dated July 11, 1962, as follows: Beginning at an iron pin in the northeast corner of said Tract "E", said iron pin being 257.4 feet west of the westerly margin of Matthews Road; thence in a southwesterly line South 25°30' West 10 feet to an iron pin; thence in a southwesterly line South 25°30' West 409.7 feet to an iron pin in the center of a 12 foot gravel road; thence in a westerly line North 80°30' West 83 feet to a point; thence in a radius of 1°3' 89 feet to a point; thence in a northerly line North 1°50'East 221.5 feet to an iron pin; thence in an easterly line South 77°50' East 9 feet to an iron pin; thence in a northeasterly line North 65°0' East 23.7 feet to an iron pin; thence in an easterly line South 74°55' East 143 feet to an iron pin; thence in a northeasterly line North 26°10' East 125.2 feet to an iron pin; thence North 26°10'East 10 feet in a northeasterly line to an iron pin; thence in an easterly line South 80° East 80 feet to the point of beginning and containing 1.5 acres more or less. Being part of the same property conveyed to Hardin Yokley and wife, Viola Yokley by deed from Ann Marie Donnell Carroll, a widow, of record in Book 1345, page 255, Register's Office for said County, the said Viola Yokley, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for all taxes for 1962, which have been prorated and will be paid by the Grantor.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 18 day of July, 19 62

Hardin Yokley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joanne B. Tidwell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Hardin Yokley with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of July, 1962

May 15, 1963 Joanne B. Tidwell Notary Public

WARRANTY DEED
From HARDIN YOKLEY,
To JAMES W. PEEBLES ET UX
$2100. cons.
250. cash.
1850. note

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUL A.D. 1962 at 8:20 o'clock A.M.
Noted in Book 62 Page 5
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

NASHVILLE TITLE CO
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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