K 3407

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 James W. Jackson and wife, Maxine C. Jackson and other good and valuable consideration, receipt of which is hereby acknowledged;

Richard Eldon Jones and wife, Sally M. Jones

have bargained and sold, and by these presents do transfer and convey unto the said James W. Jackson and wife, Maxine C. Jackson

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

Being Lot No. 45 on the Plan of Southwood Subdivision, as of record in Book 2663, pages 125 and 126, Register's Office for said County, and described as follows:

BEGINNING at a point on the east side of Wessex Drive, at the corner of Lots Nos. 44 and 45; thence south along said Drive, 120 feet to a monument; thence around a curve in a southeasterly direction 39.27 feet to a monument on the north side of Brewer Drive; thence east along said Brewer Drive 105 feet to a corner of Lots Nos. 45 and 46; thence along the line between said Lots Nos. 45 and 46, northerly 145.43 feet to a corner of Lot No. 44 and 45; thence with the line between Lots Nos. 44 and 45, westerly 130 feet to the point of beginning.

Being part of the property conveyed to Richard Eldon Jones and wife, Sally M. Jones, by deed from Hillview Company, a Tennessee Corporation, as of record in Book 3030, page 203, said Register's Office, and being the same property conveyed to Hillview Company by deed from J. H. McPherson, et al, as of record in Book 2858, page 617, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Jackson and wife, Maxine C. Jackson their heirs and assigns, forever.

And Richard Eldon Jones and wife, Sally M. Jones do covenant with the said that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Richard Eldon Jones and wife, Sally M. Jones do further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Jackson and wife, Maxine C. Jackson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of July, 1962.

Richard Eldon Jones

Sally M. Jones

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