K 3428

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ($10.00)

Ten and No/100 DOLLARS

cash in hand paid by Shaw O'Riley and wife, Lena Estelle O'Riley

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Hubert H. P. Dixon and wife, Kathleen Dixon

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 part of the westerly part of Lot No.1 on the Map of Lots Nos.1 to 9 inclusive on the Plan of the Resubdivision of Lots Nos. 12 and 13 of Noelton, not of record and described according to a Survey made by S.E.Sanford, Jr., October 30, 1947, as follows:

BEGINNING at the southeast intersection of Battlefield Drive and Lealand Lane, formerly 10th Avenue South; thence with the margin of Lealand Lane, southerly around a slight curve, 100 feet to an iron pin at the corner of Lots Nos.1 and 2; thence with the line between said lots, easterly 220 feet 7 inches to a stake; thence northerly 97 feet 7 inches to the southerly margin of Battlefield Drive at an iron pin; thence with the margin of the same, westerly 222 feet 7 inches to the point of beginning.

Being the same property conveyed to Hubert H. P. Dixon and wife, Kathleen Dixon, by deed from John W. Beasley and wife, as of record in Book 1639, page 504, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs 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.

Witness our hands this 10th day of August, 19 62

Hubert H. P. Dixon

Kathleen Dixon

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Hubert H. P. Dixon and wife, Kathleen Dixon

STATE TAX 2563
PROBATE 2013
TOTAL $ 4576

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 1962.

E. W. ORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires

Notary Public.

TENNESSEE TITLE COMPANY

Fee M.O.-South $16.75

Warranty Deed

From
Hubert H. P. Dixon and wife,
Kathleen Dixon

To
Shaw O'Riley and wife,
Lena Estelle O'Riley

155.97

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of AUG A.D. 1962 at 1:33 o'clock P M.
Noted in Book 112 Page 332
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES WILSON, Register
By [illegible] Deputy Reg.

Published by
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NASHVILLE, TENNESSEE

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