K 3575

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $6,000.00

Six Thousand **DOLLARS**

Paid in cash by Eugene R. Galbreath and wife, Betty T. Galbreath, the receipt of which is hereby acknowledged,

We, Mrs. Mamie G. Jones; and Marie Jones Binkley and husband, A. J. Binkley

have bargained and sold, and by these presents do transfer and convey unto the said Eugene R. Galbreath and wife, Betty T. Galbreath, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Old Lickton Pike opposite the Harris property and 152 feet southwest of the point where the common boundary between the Harris and the Springer properties intersect the center of said Old Lickton Pike; thence South 24 deg. 00' East 247 feet to a point; thence South 27 deg. 42' East 439 feet to a corner; thence south 87 deg. 15' East 1524 feet to a post; thence north 10 deg. 30' East 600 feet to an iron pin; thence due north 366.4 feet to an iron pin in a rock pile; thence north 75 deg. 20' West 340 feet to an iron pin; thence North 47 deg. 45' West 317.5 feet to a point feet southerly from a monument; thence south 19 deg. West 74 feet to a point in the center of the Old Lickton Pike; thence with the center of the same, south 51 deg. 15' West 82 feet; South 77 deg. 15' West 218.7 feet; thence South 73 deg. West 342 feet to a point; thence south 41 deg. 00' West 311.4 feet; thence South 12 deg. 30' West 74.4 feet; thence South 37 deg. 30' West 32 feet; thence South 52 deg. 30' West 223 feet; thence South 74 deg. 30' West 64 feet; thence South 06 deg. 08' West 25 feet to the point of beginning, containing 47.2 acres, more or less.

Being the same property conveyed to Mamie G. Jones and Marie Jones, by deed from Nell T. Farrish et al, as of record in Book 3498, page 341, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene R. Galbreath and Betty T. Galbreath, their **heirs and assigns, forever.**

And we **do covenant ~~with the said~~** Eugene R. Galbreath and wife, Betty T. Galbreath **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, Mrs. Mamie G. Jones; Marie Jones Binkley and husband **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Eugene R. Galbreath and wife, Betty T. Galbreath, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 20th **day of** June, 19 53

A. J. Binkley

Mrs. Mamie G. Jones

Marie Jones Binkley

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