BK 3643

WARRANTY DEED

For and in consideration of the sum of $ 5500.00 e a
Five Thousand Five Hundred and 00/100 DOLLARS

Cash in hand paid by Reginald Adwell and wife, Grace Adwell, the receipt of which is hereby acknowledged,

I, Gertrude V. Sumner, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Reginald Adwell and wife, Grace Adwell

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

Land in Davidson County, Tennessee, being the easterly parts of lots Nos. 15 and 16 on the Plan of A. J. McGaughey's 2nd Hayesboro Subdivision, as of record in book 547, page 43, described according to a survey made by Hickerson-Miller Engineers, August 16, 1960, as follows:

Beginning on the southerly margin of Hayesboro Avenue, at the northeast corner of property conveyed to J. David Dorris, and wife, Rachel Jane Dorris, by deed from E. C. Chance, and Son Realty Company, Inc., of record in book 3531, page 437, said Register's Office; thence with said Dorris's eastern boundary line, south 15 degrees 15' east 197.2 feet to a point in the line between lots Nos. 14 and 15; thence with the line between said two lots, north 83 degrees east 145 feet to the westerly margin of Brush Hill Road; thence with the same, north 11 degrees west 229 feet to the southern margin of Hayesboro Avenue; thence with the same, south 73 degrees west 159 feet to the beginning.

Being part of the real property conveyed to Gertrude V. Sumner, by two deeds, one from H. S. Sumner, dated July 27, 1931, filed October 8, 1931, and recorded in book 376, page 395, and the other from George B. Sumner, et al, dated August 8, 1960, filed August 29, 1960, and recorded in book 3128, page 2, said Register's Office, and devised to her by will of Hubbard S. Sumner, deceased, of record in Will Book 57, page 327, County Court for said County.

Said parts of Lots Nos. 15 and 16 are unimproved; listed as Parcel Nos. 15D 29295 & 15D 29300

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Reginald Adwell and wife, Grace Adwell their heirs and assigns, forever.

And I do covenant with the said Reginald and wife, Grace Adwell that I am lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Gertrude V. Sumner, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Reginald Adwell and wife, Grace Adwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of October, 19 63, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gertrude V. Sumner
Gertrude V. Sumner
4656 Tara Drive

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William A. Goodman, a Notary Public in and for said County and State, Gertrude V. Sumner, a widow

the within named 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 Nashville, Tennessee, this 16th day of October, 19 63.

William A. Goodman Notary Public

Commission expires 6/24/1965

BK 219