K 3673

WARRANTY DEED

FROM Katherine M. Douglas et al.

TO Marshall L. Daugherty et ux.

Recorded JAN 8 1964 at 9:47 o'clock A.M. in Book 1817 Page 219
Recording Fee $ 2.25
Register
Deputy Reg.

Compliments of Guaranty Title Company

ADDRESS NEW OWNER (S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
(NAME)			(NAME)			
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
(CITY)	(P. O. ZONE)	(STATE)	(CITY)	(ZONE)	(STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by Marshall L. Daugherty and wife, Robbie W. Daugherty, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleged,

We, Katherine M. Douglas and Margaret H. Douglas,

have bargained and sold, and by these presents do transfer and convey unto the said Marshall L. Daugherty and wife, Robbie W. Daugherty, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 9th, formerly the 14th, Civil District of said County and State, described according to a drawing made by C. H. Von Hof, Surveyor, June 25, 1947, as follows:
Beginning in the center of Highway No. 70 in Martin O'Brien's West boundary, in line with an iron pin in the south edge of the paving; thence with said highway south 59° west 200 feet (12.1 poles) to a point in line with an iron pin the south edge of the paving; thence south 3° west 33 poles to a stake; thence south 89° east 42 poles to a stake, the margin of the Tennessee Electric Power Right-of-way; thence along said right-of-way north 56° east 16 poles to an iron pin O'Bryan line; thence with his south boundary, north 87° west 46 poles to a marked red oak, his southwest corner; thence with his west boundary, north 3° east 30 poles to the beginning, containing 5 acres, more or less.
Together with an easement or right for water from the spring on the 15 acre tract of land conveyed to James D. Epps and wife, adjacent to premises on the south and west. Also a right-of-way for a one-half inch water line from said spring to premises, both as set out in deed from John H. Jones to Leland Armstrong and wife, of record in book 1515, page 24, Register's Office for said County, and in subsequent deeds to premises.
Being the same real property conveyed to Katherine M. Douglas and Margaret H. Douglas, by deed from R. W. Muse and wife, of record in Book 2696, page 205, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marshall L. Daugherty and wife, Robbie W. Daugherty, their *heirs and assigns, forever.*

And We *do covenant with the said* Marshall L. Daugherty and wife, Robbie W. Daugherty, *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,* except taxes for 1963 which are to be prorated and assumed by the grantees.

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