K 3677

(This form furnished Courtesy of MADISON ABSTRACT CO., MADISON, TENN.)

WARRANTY DEED G-9864

For and in consideration of the sum of $----------($2,000.00)----------
---------- Three Thousand and No/100---------- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, the purchase price includes three head of cattle.

I, Irene DeMoss, an unmarried woman

have bargained and sold, and by these presents do transfer and convey unto the said Alfred O'Brien and wife, Margaret B. O'Brien

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: A parcel of land in the 8th Civil District of Davidson County, Tennessee near the River Road, and being the remainder of a tract of record in book 1759, page 70, R. O. D. C., Tennessee.

Surveyed the 26th day of January, 1954 by S. H. Hutchison from corner A to corner L on plat.

Beginning at an iron stake, an inner corner of a 51 acre tract owned by Alfred O'Brien; thence north 44° west 11.25 poles to a utility pole; thence north 64° 30' west 41 poles to a stake in Barnes line; thence north 43° west 18.8 poles more or less to a stake in a road; Sugar tree pointer; thence south about 68° east 147 poles more or less to a point in a rock ledge at top of a bluff, Chestnut pointer; in the J. P. Napier or Gainer line; thence with said line, south 18° 30' east 25 poles more or less to a stake, Elm and Hackberry pointers in Napier's line, northeast corner of Alfred O'Brien's 51 acre tract; thence with the northerly line of said 51 acre tract as follows: South 48° west 19.5 poles to a stake, Elm pointer; south 40° west 19 poles to a stake, Hackberry and Bodock pointers; south 50° west 10.5 poles to a stake, Hackberry pointer; south 80° west 2.4 poles to Sugar tree; south 29° west 5 poles to a stake, Hackberry pointer; south 45° 15' west 9.5 poles to a Hackberry; south 73° 30' west 19.5 poles to a Bodock tree; south 48° west 10 poles to a stake; south 49° west 18.5 poles to point of beginning; containing 35.65 acres, being the same more or less.

The above tract also includes a 20-foot right-of-way or road from said tract to the River Road at a point near the old Will O'Brien Home.

Being the same property conveyed to Irene Louise DeMoss by Decree of the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 33200 of record in Minute Book 11, page 419, Circuit Court Clerk's Office for said County; and of record in Book 3676, page 384, Register's Office for Davidson County, Tennessee.

(Irene Louise DeMoss and Irene DeMoss being one and the same person.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alfred O'Brien and wife, Margaret B. O'Brien their heirs and assigns, forever.

And I do covenant with the said Alfred O'Brien and wife, Margaret B. O'Brien that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Irene DeMoss, an unmarried woman

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alfred O'Brien and wife, Margaret B. O'Brien their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of Jan, 1954

Irene DeMoss

G 551