BK 3678

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($2,950.00) - - - - - - - - - - - - - - - -
TWO THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - - - - - DOLLARS
cash in hand paid by Charles L. Richardson and wife, Eady Mai Richardson, the receipt of which is hereby acknowledged,

We, Frank Pryer and wife, Eva Mai Pryer,
have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Richardson and wife, Eady Mai Richardson,
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 2nd, formerly the 3rd Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, August 28, 1951, as follows:
Beginning at a point in the center of Pin Hook Road at the northwest corner of the property conveyed to Hill, said point being in the eastern boundary line of the property conveyed to Foster; thence with the eastern boundary line of said Foster property northwardly 143 feet to the center of Old Pin Hook Road; thence with the eastern boundary line of the property conveyed to Taylor north 3 degrees 45 minutes east 157 feet to the southwest corner of the property conveyed to Charles Neal; thence with the southern boundary line of said Neal property south 85 degrees east 146 feet to the northwest corner of the property conveyed by L. L. Wilburn; thence with the western boundary line of said Wilburn property southwardly to the center of said Pin Hook Road, being the southwest corner of said L. L. Wilburn property; thence with the center of said road north 72 degrees 15 minutes west 128 feet to the beginning, containing 1 acre, more or less.
Being the same property conveyed to Frank Pryer and wife, Eva Mai Pryer by deed from Frank E. Wilburn and wife, Grace Wilburn, of record in Book 2283, page 294, Register's Office for Davidson County, Tennessee.

Taxes for 1964 have been prorated and are assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Richardson and wife, Eady Mai Richardson, their heirs and assigns, forever.

And we do covenant with the said Charles L. Richardson and wife, Eady Mai Richardson 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, Frank Pryer and wife, Eva Mai Pryer,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles L. Richardson and wife, Eady Mai Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of February, 19 64

Frank Pryer
Eva Mai Pryer

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