WARRANTY DEED FORM 20 M30.44-5 Ambrose-Nashville

Par. 2 Gw

**For and in Consideration of the sum of** ONE ($1.00)

**Dollars,**

and for the express purpose to create an estate by the entireties in and to the entire interest that the grantor holds in the hereinafter described property, under the provisions of Section 64-109, T.C.A.,

MAY 16 MISC A* 6.00 * 6.00

IDENTIF. REFERENCE

MAY 16 10 43 AM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

D 5685 08

I, Doris M. Poston, **have bargained and sold, and by these presents do transfer and convey unto the said**

George Allen Poston, his **heirs and assigns, a certain tract**
**or parcel of land in** Davidson **County, State of Tennessee, as follows:**

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 61 on the Plan of Scenic View Subdivision, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, dated September 14, 1948, not of record, described as follows:

Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Keeton Avenue and Hillman Place, and running thence the following courses and distances: in a northeasterly direction along the southerly margin of Keeton Avenue a distance of 79.2 feet to an iron pin on a line between Lots Nos. 61 and 62 and the point of beginning; thence in a southwesterly direction along the line between Lots Nos. 61 and 62 a distance of 155.6 feet to an iron pin located in the north margin of a cemetery, and on a line between Lots Nos. 61 and 62, thence in a northwesterly direction along the north margin of said cemetery, a distance of 52.8 feet to a concrete monument located in the north margin of a cemetery and at the northeast corner of said cemetery; thence in a southwesterly direction along the line between said cemetery and Lot No. 61 a distance of 5.9 feet to an iron pin on a line between the backs of Lots Nos. 61 and 78; thence in a northwesterly direction along the line between the backs of Lot No. 61 and Lots Nos. 77 and 78, a distance of 51 feet to an iron pin on the line between Lots Nos. 60 and 61; thence in a northeasterly direction along the line between Lots Nos. 60 and 61, a distance of 165 feet to an iron pin in the south margin of Keeton Avenue and on a line between Lots Nos. 60 and 61; thence in a southeasterly direction along the south margin of Keeton Avenue, a distance of 100 feet to an iron pin in the south margin of Keeton Avenue, and on a line between Lots Nos. 61 and 62, and the point of beginning.

Being the same property conveyed to James W. Christian and wife, Doris M. Christian, be deed from Randall Phillips and wife, Louise T. Phillips, of record in Book 2907, page 545, Register's Office for said County, the said James W. Christian having since died, and Doris M. Christian having married George Allen Poston.

prepared by
Dennis Wright, Atty
Gallatin Rd
Madison, Tenn

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said George Allen Poston, his

heirs and assigns, forever. And I do covenant with the said George Allen Poston

that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said

heirs and assigns, against the lawful claims of all persons whomsoever. A lien is reserved upon the property herein conveyed to secure the deferred payments of purchase money.

Witness my hand, this 15th day of MAY, 1972

Witness: Doris M Poston

ACKNOWLEDGMENT BEFORE COUNTY COURT CLERK

BOOK 4601 PAGE 638

# STATE OF TENNESSEE, COUNTY

Personally appeared before me, , Clerk of the County Court of said County, the within named

the bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein named.

Witness my hand, at office, this day of , 19

, Clerk.

, D. C.

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ACKNOWLEDGMENT BEFORE NOTARY PUBLIC.

# STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Doris M. Poston

the 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 MADISON Tennessee, this 15th day of, May, 1972

My Commission Expires 8-19-72, 19 , Notary Public

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STATE OF TENNESSEE, COUNTY.

Register's Office, , 19

I, , Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. , page ; that they were received , 19 , at o'clock M., and entered in Note Book ,

Page