2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand Five Hundred and No/100 Dollars, cash in hand paid by E. G. Winters and wife, Anita Winters, the receipt of which is hereby acknowledged, We, Fred Bates and wife, Donnie E. Bates, have bargained and sold, and by these presents do transfer and convey unto the said E. G. Winters and wife, Anita Winters, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Two tracts of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows:

Tract No. 1: Beginning at a stake in Dave McPherson's southeast corner in the center of the Nashville & Clarksville Road; thence with the center of said Road south 76° east 59.46 poles to a point in center of said road, to Woodard's corner; thence north 1½° east 75.14 poles to a stake, Woodard's northwest corner in Henry DeMontbreun's south line; thence with DeMontbreun's line north 86½° west to Sabe Boyd's northeast corner; thence with said Boyd's line to Dave McPherson's northeast corner; thence with said McPherson's line south 1½° west 32 poles to the beginning, containing 25 acres, more or less, being the same property conveyed to Fred Bates and wife, Donnie E. Bates, by George Hackebeil and wife, Emma K. Hackebeil, by deed of record in Book 1426, page 371, R. O. D. C., Tennessee.

Tract No. 2: Lying on the north side of the old Clarksville Road, and beginning at a point in the center of what is now a turnpike at a point 216 feet easterly from the original corner of the tract conveyed to Fred Bates and wife Donnie E. Bates, designated as "Tract No. 2" by deed of George Hackebeil and wife, of record in Book 1426, page 371, R.O.D.C., Tennessee; thence north 1° 10' East 531.45 feet to a point; thence north 14° 20' east 484.5 feet to a point, the northeast corner of the Henry C. Felts lot and the B. R. Wallace property; thence south 85° 54' East 97.88 feet to an iron stake in McMahon's south line, George Hackebeil's northwest corner; thence south 1-3/4° West with said Hackebeil's west line 1069.2 feet to a point in the center of said pike; thence with the center of said pike north 75° 40' West 201.22 feet to the beginning, containing 4 acres, more or less, and being a part of Tract No. 2 conveyed to Fred Bates and wife by deed of George Hackebeil and wife, of record in Book 1426, page 371, R. O. D. C., Tennessee.

As a part of the consideration it is agreed by the parties as follows: That possession shall be given to the purchaser of the main house on August 1, 1951; that the remainder of the property, exclusive of the tobacco barn, shall be turned over to the purchaser on January 1, 1952. The present tenant shall have the right to retain possession of the tobacco barn until he has had time to strip and dispose of his 1951 crop of tobacco. It is further understood that the present owner is to receive the 1951 crops, and that the purchaser is to have, for the consideration hereinabove named, all of the farming tools, including the tractor, disc, cultivator, mower, and all other tools located on said property.

Taxes and insurance are to be prorated.

TO HAVE AND TO HOLD the said tract or parcel of lamd, with the appurtenances, estate, title and interest thereto belonging to the said E. G. Winters and wife, Anita Winters, their heirs and assigns, forever.

And we do covenant with the said E. G. Winters and wife Anita Winters that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And we, Fred Bates and wife, Donnie E. Bates, do further covenant and bind ourselves, our heirs and representatives, to warrant and fovever defend the title to the said land to the said E. G. Winters and wife, Anita Winters, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21 day of Aug., 1951.

Fred Bates

Donnie E. Bates

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