BK 2804

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

TEN AND NO/100----------DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Nell Sanford Bibee, (formerly Nell Sanford)

_____ have bargained and sold, and by these presents do transfer and convey unto the said Porter B. Thompson and wife, Margaret Thompson,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being known as Tract No. 3 on an unrecorded Map showing the Division of the Land of Lillie Waggoner, deceased, and described according to a copy of a survey thereof made June 10, 1958, by L. E. Petty, Surveyor, as follows:
BEGINNING at a point in the center line of Brick Church Pike (sometimes called Lumsy Road), at the northeast corner of a tract of 18.55 acres that was conveyed to H. L. Waggoner and wife, by deed from Mrs. Lillie Waggoner, as of record in Book 1454, page 550; thence with the center line of said Pike, as follows: North 48° 30' East 1017 feet to a point; thence North 67° 10' East 478.5 feet to a point; thence North 71° 45' East 100 feet; thence leaving said Pike, as follows: South 15° East 38 feet; North 76° 50' East 310 feet; North 85° 15' East 138 feet; South 83° 45' East 566 feet to a corner post; thence South 30 15' West 411 feet; South 35° 15' West 755 feet to a two foot hickory; thence South 36° 15' East 400 feet to a branch; thence with the center of said branch, as follows: South 5° West 122 feet; South 34° 30' West 200 feet; South 59° West 144 feet; South 18° 30' West 330 feet; thence leaving said branch, as follows: North 21° West 458 feet; South 70° West 527 feet; South 29° 30' West 906 feet; North 87° West 445 feet to the southeast corner of the H. L. Waggoner's 18.55 acre tract, above referred to; thence with his east line, as follows: North 5° 15' East 720 feet; North 39° 30' East 380 feet; North 39° 15' West 820 feet to the point of beginning, containing 79.02 acres, more or less.

Being the same property conveyed to NELL SANFORD by deed from Chester W. Waggoner, et al, of record in Book 2796, page 556, Register's Office for said County.

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

And I do covenant with the said Porter B. Thompson and wife, Margaret Thompson 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 I, Nell Sanford Bibee (formerly Nell Sanford) do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Porter B. Thompson and wife, Margaret Thompson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of September, 19 58

Nell Sanford Bibee

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