K 2958

Joe D. Baugus, et ux Project I-24-1 (1) 2

No. TM 47

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J. D. Baugus, and wife Elizabeth Baugus

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highways and Public Works the land described below, located in the 6th Civil District of Davidson County, Tennessee:

Being a part of Lot No. 3 and a strip immediately east of Lot No. 3 on the Plan of J. P. Ellis Glencliff Subdivision, Section "A", a part of the Morton Tract, of record in Book 1130, page 23, Register's Office, Davidson County, Tennessee.

Beginning at a point in the boundary line between thelands of Baugus and Carson said point being 76 feet east of the point where the said boundary line intersects the present east right of way line of Glencliff Road and runs with said boundary line in an easterly direction 988 feet to Baugus east boundary line; thence with said boundary line in a southerly direction 100 feet to a point in the boundary line between the lands of Baugus and Baker; thence with said boundary line in a westerly direction 888 feet to a point; thence with a 1 degree curve to the right a circular distance of 140 feet to the point of beginning and being part of the same property conveyed to Joe D. Baugus by deed from J. P. Ellis, Trustee of record in Book 1279, page 91, Register's Office, Davidson County, Tennessee:

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed.

This conveyance is made in consideration of the sum of $13,849.00 Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said State of Tennessee for the use and benefit of said Department of Highways and Public Works of the State of Tennessee. And we do covenant with the said State of Tennessee that we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness our hands, this 27th day of August, 19 59.

J. D. Baugus

Elizabeth Baugus

G 271