K 2961



THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED AND NO/100-------
----------($8,600.00)---------- DOLLARS
Cash in hand paid by James P. Watkins and wife, Audrey J. Watkins, the receipt of which is hereby acknowledged, I

THOMAS N. BAINBRIDGE, Unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said James P. Watkins and wife, Audrey J. Watkins, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 99 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.
Said Lot No. 99 begins at a point in the east margin of 28th Avenue, North, being the common front corner of Lots Nos. 99 and 100; thence 103.1 feet east to a concrete monument in the rear margin of Lot No. 98; thence 93.5 feet south along the common line of Lots Nos. 98 and 99 to a point in the north margin of Vance Avenue, the common corner of Lots Nos. 98 and 99; thence 68.0 feet west with the north margin of Vance Avenue to a concrete monument which marks the beginning of a curve, with a radius of 20 feet; thence 31.42 feet to the right around said curve to a concrete monument in the east margin of 28th Avenue, North; thence 66.5 feet north with said margin to the beginning.
Being a part of the property conveyed to Thomas N. Bainbridge by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2910, page 625, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Watkins and wife, Audrey J. Watkins their heirs and assigns, forever.

And I do covenant with the said James P. Watkins and wife, Audrey J. Watkins, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Thomas N. Bainbridge, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James P. Watkins and wife, Audrey J. Watkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18 day of September, 1959

Thomas N Bainbridge

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday, Jr., a Notary Public in and for said County and State, the within named Thomas N. Bainbridge, Unmarried, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of September, 1959

B B Doubleday
Notary Public

Commission expires Oct. 28, 1961

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