K 2996

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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,

Bacoga, Inc., A Tennessee Corporation

has bargained and sold, and by these presents do transfer and convey unto the said Aaron E. Dean and wife, Mollie Dean, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 13 on the Map of Fairway View Subdivision, of record in Book 2900, page 41, Register's Office for said County.

Said Lot No. 13 fronts 95.00 feet on the southerly side of Ryburn Drive, and extends back 286.2 feet on the westerly line and 278.5 feet on the easterly line, to a line in the rear on which it measures 84.5 feet.

Being part of the property conveyed to Bacoga, Inc., by deed from Nashville Industrial Corporation, of record in Book 2903, page 337, and by deed of correction of record in Book 2907, page 107, R.O.D.C., Tennessee; and part of the property acquired by Bacoga, Inc., by decree of the Chancery Court in minute Book 184, page 292, and recorded in Book 2906, page 45, 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 Aaron E. Dean and wife, Mollie Dean **their heirs and assigns, forever.**

And Bacoga, Inc., does **covenant with the said** Aaron E. Dean and wife, Mollie Dean **that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Bacoga, Inc. **do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said** Aaron E. Dean and wife, Mollie Dean **their heirs and assigns against the lawful claims of all persons, whomsoever.**

In witness whereof, the said Bacoga, Inc. has caused its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee, this 5th day of December, 1959.

BACOGA, INC.

By; J. R. Coarsey

J. R. Coarsey, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____ Notary Public

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