BK 2998

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of _____

TEN AND 00/100 -DOLLARS

PAID IN CASH BY JAMES A. KIRKPATRICK AND WIFE LILLIAN KIRKPATRICT AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, DAVID S. FERGUESON JR AND WIFE, HELEN B. FERGUESON

[redacted]

_____ have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. KIRKPATRICK AND WIFE, LILLIAN KIRKPATRICK

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

A CERTAIN TRACT OR PARCEL OF LAND IN THE 9TH CIVIL DISTPICT OF DAVIDSON COUNTY, TENNESSEE, ON THE NORTH SIDE OF LONGVIEW DRIVE.

BEGINNING AT A STEEL PIN IN THE CENTER OF LONGVIEW DRIVE, THE SAME BEING THE SOUTHEAST CORNER OF THE WALLACE HOLT TRACT; THENCE WITH THE HOLT LINE NORTH 3½° EAST 500' TO AN IRON PIN; THENCE NORTH 81° EAST 100' TO AN IRON PIN; THENCE SOUTH 3½° WEST 500' TO AN IRON PIN IN THE CENTER OF LONGVIEW DRIVE; THENCE WITH THE ROAD SOUTH 81° WEST 100' TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES MORE OR LESS.

AND BEING A PAT OF THE SAME PROPERTY CONVEYED TO DAVID S. FERGUESON JR., ET UX HELEN B. FERGUESON FPOM J.D. COUPLEY, ET UX BESSIE COUPLEY, BY DEED OF RECORD IN BOOK NO. 1335, PAGE 91, R.O.D.C., 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 A. KIRKPATRICK AND WIFE, LILLIAN KIRKPATRICK, THEIR heirs and assigns, forever.

And WE do covenant with the said JAMES A. KIRKPATRICK AND WIFE, LILLIAN KIRKPATRIK 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 WE, DAVID S. FERGUESON JR AND WIFE, HELEN B. FERGUESON do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES A. KIRKPATRICK AND WIFE, LILLIAN KIRKPATRICK heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 18th day of APRIL, 19 59

David S Ferguson Jr.

Helen B. Ferguson

PG 627