K 3074

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 ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Joe M. Lee and wife, Joyce R. Lee, 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. 20 on the Map of Fairway View Subdivision, Section 1, as of record in Book 2900, page 41, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Ryburn Drive, common corner of Lots Nos. 20 and 39; thence with the line between said lots northerly 121.2 feet to a point; thence with the line between Lots Nos. 20 and 21 southeasterly 145.0 feet to a point in the westerly margin of Hurst Drive; thence with the margin of said Drive south 22 deg. 11' west 73.9 feet to a point; thence around a curve southwesterly 39.27 feet to a point in the northerly margin of Ryburn Drive; thencewith the margin of said Drive westerly 78 feet to the point of beginning.
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 Joe M. Lee and wife, Joyce R. Lee their heirs and assigns, forever.

And Bacoga, Inc., does ~~do~~ covenant with the said Joe M. Lee and wife, Joyce R. Lee 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. except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And Bacoga, Inc., does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Joe M. Lee and wife, Joyce R. Lee 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 here- ~~[illegible]~~ unto subscribed by its duly authorized officer at Nashville, Tennessee, this 3rd day of June, 1960.

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

PG 71