BK 3096

APPROVED AS TO LEGALITY ON
15 June 1960
William Warlick

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---TEN AND NO/100---
DOLLARS

Cash paid by Charles L. Peters and Wife, Phyllis H. Peters, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Gilbert Choate and Wife, Leola C. Choate

have bargained and sold, and by these presents do transfer and convey unto the said
Charles L. Peters and Wife, Phyllis H. Peters
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 3rd. Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Sunny Acres, Section 2, as of record in Book 2668, Page 84, Register's Office for said County, described as follows: BEGINNING on the southwesterly margin of Renee Drive at the corner of lots Nos. 46 and 47; thence with the line between said two lots, southwesterly 269 feet; thence south 21° 44' West 39.5 feet; thence easterly 267.17 feet to the corner of lots Nos. 45 and 46; thence with the line between said two lots, northeasterly 268.2 feet to the southwesterly margin of Renee Drive; thence with the same, northwesterly 100 feet to the beginning.

BEING the same real property conveyed to Gilbert Choate and Wife, Leola C. Choate, by deed from Ewing C. Harper, Jr., and Wife, dated Aug. 28, 1958, filed October 14, 1958, and recorded in Book 2800, Page 47, 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 Charles L. Peters and Wife, Phyllis H. Peters
their heirs and assigns, forever.

And We do covenant with the said Charles L. Peters and Wife, Phyllis H. Peters 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, except 1960 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Gilbert Choate and Wife, Leola C. Choate
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles L. Peters and Wife, Phyllis H. Peters
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands S this 15th day of June, 19 60

Gilbert Choate
Leola C. Choate

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Gilbert Choate and wife, Leola C. Choate

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 19 60

Commission expires: Jan. 29, 1962

Thelma Neal
Notary Public

TENNESSEE TITLE COMPANY

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