BK 3100

WARRANTY DEED

THIS INDENTURE, WITNESSETH that for and in consideration of Ten dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Charles W. Scheffer and wife, Elizabeth T. Scheffer, hereby convey and warrant to Edward L. Graham, Jr. and wife, Betty C. Graham, the following described real estate located in Davidson County, Tennessee:

Part of Lots Nos. 1 and 40 on the Plan of Hillsboro Golf Links, not of record, described according to a survey made by O. W. Sanford, Jr., Civil Engineer, dated September 1, 1960, as follows:

BEGINNING in the center of Golf Club Lane at the northwest corner of the property conveyed to Thomas H. Young, Sr., et ux, by deed from T. L. Bishop and wife, of record in Book 1966, page 149, Register's Office for Davidson County; thence with said Young's westerly line, south 9 degrees 00 minutes west 389.8 feet more or less to said Young's southwest corner, the northerly line of T. L. Bishop property; thence with the northerly line of said Bishop's and Steigmeir's property, north 80 degrees thirty minutes west 600.7 feet to a post, 45 feet west of a large iron pipe at the common corner of Lots 1, 15 and 40; thence north 9 degrees 27 minutes east 381.4 feet to the center of Golf Club Lane; thence with the center of the same, south 80 degrees thirty minutes east 603.8 feet to the beginning.

Being the same property conveyed to Charles W. Scheffer and wife, Elizabeth T. Scheffer, by deed from J. Lloyd Stinnett and wife, of record in Book 1915, page 284, said Register's Office.

TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named grantees in fee simple.

Covenants of Warranty: Charles W. Scheffer and wife, Elizabeth T. Scheffer, hereby covenant that they are lawfully seized of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for title to that portion of the premises embraced within the bounds of Golf Club Lane. Charles W. Scheffer and wife, Elizabeth T. Scheffer, further covenant that they will warrant and defend the title of the Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned Charles W. Scheffer and wife, Elizabeth T. Scheffer, have hereunto signed their names and executed this Warranty Deed at Nashville in the State of Tennessee, on this 15 day of July, 1960.

Charles W. Scheffer

Elizabeth T. Scheffer

GRANTORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the above named Charles W. Scheffer and wife, Elizabeth T. Scheffer, with whom I am personally acquainted,

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