BK 3104

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

We, Clyde C. Hill and wife, Frances P. Hill
have bargained and sold, and by these presents do transfer and convey unto the said
Clara M. Baker

her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Beginning at a point in the center line of Tusculum Road, the same being N 78° 06'E and 194.32 feet from the center of Benzing Road; thence N 78° 06' E along the center of Tusculum Road 200 feet to a spike in the center of said road; thence S 9° 43'E 1138.47 feet to an iron pin; thence S 16° 54' W 564.51 feet to an iron pin; thence N 87° 51' W 161.19 feet to an iron pin; thence N 49° 36'W 321.87 feetto an iron pin; thence N 85° 05' W 502.09 feet to an iron pin; thence N 24° 05' E 286.04 ft. to an iron pin; thence N 82° 29' W 438.97 feet to a spike in the center of Benzing Road; thence along the center of said road N 24° 19' E 421.82 ft. to a point; thence N 54° 22' E 501.65 feet to a spike; thence N 34° 31' E 196.81 feet to a spike in the center of said road; thence S 13° 20' E 468.62 feet to an iron pin; thence N 78° 06'E 321.77 feet to an iron pin; thence N 9° 43' W 625 feet to a point in the center of Tusculum Road, the same being the point of beginning and Containing 27 Acres ±.

Being a part of the 31.37 Acre tract conveyed to Clyde C. Hill and wife Frances P. Hill by 2 deeds, one from the Roller Heirs as of Record in Book 2884 Page 425 R. O. D. C. Tenn, and the other from the County Court Clerk of Davidson County, as of Record in Book 2884 Page 571 in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clara M. Baker
her *heirs and assigns, forever.*

And we *do covenant with the said* Clara M. Baker
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, Clyde C. Hill and wife, Frances P. Hill
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clara M. Baker
her *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 22nd *day of* July, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde C Hill
Frances P. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. Richard Fuetsch, *a Notary Public in and for said County and State,* Clyde C. Hill and wife, Frances P. Hill

the within named 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* 22nd *day of* July, *19* 60.

C. Richard Fuetsch *Notary Public*

My Commission Expires FEB. 27, 1963
Commission expires

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