BK 3104

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($10.00)- -

TEN & NO/100- -DOLLARS

Cash in hand paid by V. J. Richards and wife, Anita A. Richards, receipt of which is hereby acknowledged, and other good and valuable consideration.

WE, R. E. Lepley and wife, Etta May Lepley,

_____ have bargained and sold, and by these presents do transfer and convey unto the said V. J. RICHARDS AND WIFE, ANITA A. RICHARDS,

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 9th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a survey made on September 22, 1956, by T. R. Sanford and Ralph W. C. Lambert, Surveyors, as follows:

Beginning in the center of Old Hicks Road at the southwest corner of the property conveyed to Cledies E. Carter et ux, by deed from R. E. Lepley et ux, of record in Book 2100, page 115, Register's Office for said County; thence with the center of said Old Road southerly 200 feet; thence north 79° 01' east 20 feet to an iron pin in the easterly margin of said Old Road, being also the easterly margin of the New Hicks Road, continuing in the same direction 280 feet, in all 300 feet, to an iron pin; thence north 5° 15' west 200 feet to an old iron pin, being the southeast corner of the Carter property; thence with Carter's southerly line south 78° 49' west 291 feet to the easterly margin of the New Hicks Road, continuing in the same direction 9 feet, in all 300 feet to the beginning.
Being the same property conveyed fo R. E. Lepley and wife, Etta May Lepley, by deed from D. H. Lepley and wife, Wilma Lepley, of record in Book 2700, page 75, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said V. J. RICHARDS AND WIFE, ANITA A. RICHARDS,

their heirs and assigns, forever.

And we do covenant with the said V. J. Richards and wife, Anita A. Richards,

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, R. E. Lepley and wife, Etta May Lepley,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said V. J. Richards and wife, Anita A. Richards,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand s this 12th day of August, 1960

R E Lepley

Etta May Lepley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Joe L Jenkins, a Notary Public in and for said County and State, the within named R. E. Lepley and wife, Etta May Lepley,

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 office, this 12th day of August, 1960

Commission expires May 26, 1962

Mrs Joe L Jenkins
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PG 415