BK 3104

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00-
Ten and No/100- DOLLARS,
Cash in hand paid by James D. Lancaster and wife, Reba F. Lancaster, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

EARL G. PATE, JR., AND WIFE, MARY ELIZABETH PATE,

have bargained and sold, and by these presents do transfer and convey unto the said
JAMES D. LANCASTER AND WIFE, REBA F. LANCASTER,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 116 on the Plan of Section II, Burchwood Gardens, of record in Book 2900, page 66, Register's Office for said County.

BEGINNING at a point in the easterly margin of Welcome Lane at the corner of Lots 115 and 116; thence with the line between said lots northeasterly 103.9 feet to a point; thence northerly 111.98 feet to the southerly margin of Guest Drive; thence with the margin of the same southwesterly 140.23 feet to the beginning of a curve; thence around said curve, southerly 42.51 feet to the easterly margin of Welcome Lane; thence with the margin of the same, southeasterly 122.62 feet to the point of beginning.
Being part of the property conveyed to Earl G. Pate, Jr., and wife, Mary Elizabeth Pate, by deed from Suburban Properties, Inc., of record in Book 3028, page 118, 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 James D. Lancaster and wife, Reba F. Lancaster, their heirs and assigns, forever.
And we do covenant with the said James D. Lancaster and wife, Reba F. Lancaster, 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, Earl G. Pate, Jr., and wife, Mary Elizabeth Pate, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James D. Lancaster and wife, Reba F. Lancaster, their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 8th day of August, 1960.

Earl G. Pate Jr.
Mary Elizabeth Pate

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary R. Coates, a Notary Public in and for said County and State, the within named Earl G. Pate, Jr., and wife, Mary Elizabeth Pate, the bargainors, 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 8th day of August, 1960.
Commission expires October 28, 1961.
Mary R. Coates
Notary Public

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