K 3132

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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,

Bacoga, Inc., a Tennessee Corporation

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Eddie R. G. Townsend and wife, Sara D. Townsend, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Primrose Acres, Section 1-A, of record in Book 2900, page 71, Register's office for said County, more particularly described as follows:

Beginning at a point in the easterly margin of Oaklynn Drive, common corner of Lots Nos. 223 and 224; thence easterly with the line between said two lots, 146.0 feet to the common rear corner of Lots Nos. 222, 223 and 224; thence northeasterly with the line between Lots Nos. 222 and 223; 146.7 feet to the southwesterly margin of Ramblen Drive; thence with the margin of said Drive northwesterly 175.61 feet to a point; thence around a curve 39.27 feet to a point in the easterly margin of Oaklynn Drive; thence with the margin of said Drive southerly 155.0 feet to the point of beginning.

Being the same property conveyed to Bacoga, Inc., by deed from Wright & Sadler, Inc. of record in Book 3066, page 131, 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 Eddie R. G. Townsend and wife, Sara D. Townsend **their heirs and assigns, forever.**

And Bacoga, Inc., does **~~do~~ covenant with the said** Eddie R. G. Townsend and wife, Sara D. Townsend **that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And Bacoga, Inc., does **~~do~~ further covenant and bind** itself, its successors **~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said** Eddie R. G. Townsend and wife, Sara D. Townsend **their heirs and assigns against the lawful claims of all persons, whomsoever.**

In witness whereof, the said Bacoga, Inc. has caused its corporate name to be hereunto subscribed by its duly authorized office at Nashville, Tennessee, this 27th day of September, 1960.

BACOGA, INC.

By: J. R. Coarsey

J. R. Coarsey, President.

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