BK 3160

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------DOLLARS
casn in hand to me paid by Ruby Chaffin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, P. M. Chaffin,
have bargained and sold, and by these presents do transfer and convey unto the said Ruby Chaffin, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Ralph W. C. Lambert, Surveyor, December 12, 1953, as follows:
Beginning on the westerly margin of State Highway No. 100 at the southeast corner of the property conveyed to Joe Bendal Lawrence and wife by deed from P. M. Chaffin and wife, of record in Book 2145, page 295, Register's Office for said County; thence with Lawrence's southerly line westerly 114.7 feet to the right of way of the N.C. & St. L. Railroad; thence southerly with said right of way 139.3 feet; thence easterly 101 feet to a point in the westerly margin of State Highway No. 100; thence with the margin of same northerly 139 feet to the point of beginning.
Being part of the property conveyed to P. M. Chaffin by two deeds--one from Cledies E. Carter and wife, of record in Book 2016, page 555, and the other from Goodloe S. Chaffin, et al, of record in Book 2102, page 55, 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 Ruby Chaffin, her
heirs and assigns, forever.

And I *do covenant with the said* Ruby Chaffin
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*



And I, P. M. Chaffin,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ruby Chaffin, her
heirs and assigns against the lawful claims of all persons, whomsoever.
Witness my *hand* this 1st *day of* May, 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.*

P. M. Chaffin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Personally appeared before me, W. J. Hofstetter, *a Notary Public in and for said County and State,* P. M. Chaffin,
the within named bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* May, 19 60

W. J. Hofstetter *Notary Public*

Commission expires July 1, 1964

BK 457