BK 3160

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, receipt of which is hereby acknowledged,

Bacoga, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Charles W. Frazier and wife, Irene Frazier, 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. 36 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 183.24 feet on the southwesterly margin of Tusculum Road and extends back between lines measuring 336.98 feet onthe northwesterly side, said line being a broken line, and 274.96 feet on the southeasterly side to a dead line in the rear on which it measures 185.41 feet.

Being part of the property conveyed to Bacoga, Inc., by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3071, page 423, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Frazier and wife, Irene Frazier, their heirs and assigns, forever.

And Bacoga, Inc. /does ~~do~~ covenant with the said Charles W. Frazier and wife, Irene Frazier 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 Charles W. Frazier and wife, Irene Frazier, 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 officer at Nashville, Tennessee, this 22nd day of November, 1960.

BACOGA, INC.

BY: J. R. Coarsey
PRESIDENT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

PG 549