K 3220

WARRANTY DEED Form 1901 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

-----------------------------------TEN AND NO/100---------------------------- DOLLARS

Cash in hand paid by Rufus Riggs Ogilvie, Jr., and wife, Willa S. Ogilvie, and other good and valuable consideration, receipt of which is hereby acknowledged;

B. & B. CO.

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Rufus Riggs Ogilvie, Jr., and wife, Willa S. Ogilvie

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. 19 on the Plan of Battery Crest, as of record in Book 2900, page 91, Register's Office for said County, and described as follows:

BEGINNING at a point in the east margin of Shadescrest Drive, at the corner of Lots No. 18 and 19; thence with the line between said lots, easterly 137.06 feet to a point; thence northerly 183.12 feet to the south margin of Harding Place; thence with the margin of the same, westerly 84.39 feet to the beginning of a curve; thence around said curve, southwesterly 38.3 feet to the easterly margin of Shadescrest Drive; thence with the margin of the same, southerly 120.02 feet to the point of beginning.

Being part of the property conveyed to B. & B. Co., a Tennessee Corporation, by deed from Creighton and Brindley Realty Company, as of record in Book 3166, page 141, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3072, page 429, as amended by an instrument recorded July 5, 1960, in Book 3098, page 390; and to the easements and limitations shown on the Map of record in Book 2900, page 91, 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 Rufus Riggs Ogilvie, Jr., and wife, Willa S. Ogilvie their heirs and assigns, forever.

And B. & B. Co., does ~~do~~ covenant with the said Rufus Riggs Ogilvie, Jr., and wife, Willa S. Ogilvie that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And B. & B. Co. does ~~we~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Rufus Riggs Ogilvie, Jr., and wife, Willa S. Ogilvie their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: B. & B. Co. has hereby caused this instrument to be executed by ~~Witness hand this day of , 19~~ its duly authorized officer this 20th day of April, 1961.

B. & B. CO.

BY: Madison Batson

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 _____, Tennessee, this ____ day of _____, 19___.

Commission expires _____ __________ Notary Public

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