BK 3223

For and in consideration of the sum of $10.00

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

cash in hand paid by JAMES D. SNELL, JR., AND WIFE, CATHERINE C. SNELL

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MALCOLM S. BADER, a widow

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 3 on the Map of the Revision of Lot Nos. 1,2 and 3, of Section I, Chickering Park, as of record in Book 2854, page 22, Register's Office for said County, and described as follows:
BEGINNING at a point in the southerly margin of Crater Hill Road, at the corner of Lots Nos 2 and 3; thence with the line between said lots, southwesterly 274.8 feet to a point; thence North 65° 12' West 324.5 feet to the easterly margin of Chickering Park Drive; thence with the margin of the same, northeasterly 247.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Crater Hill Road; thence with the margin of the same, southeasterly 277 feet to the point of beginning.
Being the same property conveyed to William T. Bader and wife, Malcolm S. Bader, by deed from Ballbade Estates, Inc., as of record in Book 3097, page 563, and by deed of correction as of record in Book 3103, page 397, both in said Register's Office, and the said William T. Bader, having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of May, 1961

Malcolm S. Bader

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords, Jr., a Notary Public in and for said County and State, the within named MALCOLM S. BADER, a widow,

the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 1961.

Commission expires March 22, 1965

Notary Public.

Warranty Deed

G-143953-jma

FROM

MALCOLM S. BADER, a widow

TO

JAMES D. SNELL, JR., ET UX.

38784

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NASHVILLE, TENNESSEE

FORM 100A

MAY 13 A.D. 1961 at 9:45 o'clock A. M. Book 2223 Page 275

Fee $1.10

JAMES P. WILSON, Register

By [illegible] D.C.

STATE'S OFFICE
F TENNESSEE
COUNTY
record 12

STATE TAX $ 1.65
PROBATE .55
TOTAL $ 2.20

MAY 12 1961

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

PG 275