BK 3224

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by DORRIS S. RICHARDSON AND WIFE, MARTHA C. RICHARDSON

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

THOMAS A. BAUGH, AND WIFE, MARY BAUGH

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 in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated May 6, 1961, as follows:
BEGINNING at an iron pin in the east margin of Buffalo-Bellevue Road, at iron pin located 2146 feet south of the south margin of the Memphis-Bristol Highway; thence along the margin of Buffalo-Bellevue Road, South 5° East 209 feet to an iron pin at the northwest corner of the property conveyed to Jac. C. Hamblen, by deed of record in Book 2437, page 469, Register's Office; thence along Hamblen's north line, along a fence South 84° 15' East 209 feet to an iron pin; thence North 5° West 209 feet to an iron pin; thence North 85° 15' West 209 feet to the point of beginning.
Being part of the property devised to Thomas A. Baugh, as devisee under the will of Tabitha A. DeMoss, as of record in Will Book 43, page 81, County Court Clerk'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 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 it 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.

Wherever 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 19 day of May, 1961

Mary Baugh
Mary Baugh

Thomas A. Baugh
Thomas A. Baugh

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Elmer Mitchell, a Notary Public in and for said County and State, the within named Thomas A. Baugh and wife, Mary Baugh

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 1961.

Commission expires 7-27-63

Elmer Mitchell
Notary Public.

Warranty Deed
From THOMAS A. BAUGH, ET UX.
To DORRIS S. RICHARDSON, ET UX.
Address
REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
Filed MAY 13 1961 at 3:02 P.M.
Recorded in Book 2244 Page 225
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy
Order No. 40328

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Va.
Form 1001





PG 487