K 3248

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND NO/100 DOLLARS
cash in hand paid by the grantees herein the receipt for which is hereby acknowledged, and for other good and valuable considerations, we, Bert C. Ferguson and wife, Janelle M. Ferguson

have bargained and sold, and by these presents do transfer and convey unto the said James M. Lee and wife, Betsy A. Lee 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. 11 on the Plan of John W. Anderson Estates, which plan is of record in Book 1835, page 34, Register's Office for said County described as follows:

Beginning at a concrete monument at the northeast intersection of DuPont Avenue and Archwood Drive; thence with the southerly margin of DuPont Avenue South 88° 09' 415.14 feet to a point; thence southerly and parallel with Archwood Avenue, 126.4 feet to a point, said point being the common corner of Lots Nos. 10 and 11; thence westwardly with the dividing line between said Lots Nos. 10 and 11 435.0 feet to a point on the easterly margin of Archwood Drive; thence northerly with said easterly margin of Archwood Drive 105.4 feet to a concrete monument, thence continuing northeast around a slight curve 31.28 feet to the beginning.

Being the same property conveyed to Bert C. Ferguson by deed from William E. Vick and Ermon Vick of record in Book 3217, page 421, 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 James M. Lee and wife, Betsy A. Lee their heirs and assigns, forever.

And we do covenant with the said James M. Lee and wife, Betsy A. Lee 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.

And we, Bert C. Ferguson and wife, Janelle M. Ferguson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Lee and wife, Betsy A. Lee their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of June, 19 61

Bert C Ferguson

Janelle M Ferguson

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bert C. Ferguson and wife, Janelle M. Ferguson

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 Madison, Tennessee, this 9th day of June, 19 61

Commission expires January 29, 1962

E. P. Shelton Jr.
Notary Public

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