K 3249

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — 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 Malcolm W . Ownby and wife, Dorothy F. Ownby, and other good and valuable consideration, receipt of which is hereby acknowledged;

B & B CO.

has / does
~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said
Malcolm W. Ownby and wife, Dorothy F. Ownby

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

BEGINNING at a point in the southerly margin of Garrett Drive at the common corner of Lots Nos. 26 and 27; thence with the line between said lots, southerly 101.99 feet to a point; thence south 80°01' east 120.31 feet to a point in the westerly margin of Shadescrest Drive; thence with the margin of the same, northerly 88.17 feet to the beginning of a curve; thence around said curve, northwesterly 39.04 feet to a point in the southerly margin of Garrett Drive; thence with the margin of the same westerly 94.23 feet to the beginning.

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

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 3072, page 429, as amended by instrument recorded in Book 3098, page 290; 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 Malcolm W. Ownby and wife, Dorothy F. Ownby their heirs and assigns, forever.

And / B & B Co. does ~~do~~ covenant with the said Malcolm W. Ownby and wife, Dorothy F. Ownby that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~have~~ 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 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 Malcolm W. Ownby and wife, Dorothy F. Ownby 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 ~~Witness----------hand----this----------day of----------, 19----~~ by its duly authorized officer this 19th day of June, 1961

B & B CO.

BY Wilson 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

TENNESSEE TITLE COMPANY

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