K 3251

Book 3251 Page 246

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BACOGA, INC., A TENNESSEE CORPORATION

HAS ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said AUSTIN B. LOCKE AND WIFE, BILLIE S. LOCKE, 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. 51 ON THE MAP OF FAIRWAY VIEW SUBDIVISION, SECTION #2, OF RECORD IN BOOK 2900, PAGE 100, R.O.D.C., TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT #51 FRONTS 100 FEET ON THE WESTERLY SIDE OF HURST DRIVE AND RUNS BACK 300.9 FEET ON THE NORTHERLY LINE AND 300.11 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR AND MEASURES 100 FEET THEREON.

BEING A PART OF THE SAME PROPERTY CONVEYED TO BACOGA, INC., BY CHANCERY COURT DECREE OF RECORD IN BOOK 2906, PAGE 45, R.O.D.C., TENNESSEE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AUSTIN B. LOCKE AND WIFE, BILLIE S. LOCKE THEIR heirs and assigns, forever.
And BACOGA, INC., DOES ~~xxx~~ covenant with the said AUSTIN B. LOCKE AND WIFE, BILLIE S. LOCKE that IT IS lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. EXCEPT 1961 TAXES WHICH HAVE BEEN PRORATED AND ARE HEREBY ASSUMED BY THE PURCHASERS.
And BACOGA, INC., DOES ~~xxx~~ further covenant and bind ITSELF, ITS ~~xxxx~~ SUCCESSORS and representatives, to warrant and forever defend the title to the said land to the said AUSTIN B. LOCKE AND WIFE, BILLIE S. LOCKE, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF THE SAID BACOGA, INC. HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICER AT NASHVILLE, TENNESSEE, THIS 6th DAY OF JULY, 1961

BACOGA, INC.
By: J. R. Coarsey
J. R. COARSEY, PRESIDENT

G 247