K 3252

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND SIX HUNDRED AND NO/100 - ($9,600.00) - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by James E. Patton and wife, Dorothy C. Patton, the receipt of which is hereby acknowledged,

we, W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, **have bargained and sold, and by these presents do transfer and convey unto the said** James E. Patton and wife, Dorothy C. Patton

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. 5, on the Plan of Cumberland Gardens, Section 1, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.

Beginning at a point on the easterly margin of 28th Avenue North, the common corner of Lots 5 and 6; thence with the line between said lots 82.5 feet to a concrete monument to the line between Lots 4 and 5; thence in a southerly direction 115 feet to the northerly margin of Buchanan Street; thence in a westerly direction along said margin, 60 feet to a concrete monument, the beginning of a curve, thence around said curve 30.9 feet in a northwesterly direction to a concrete monument, thence northerly 91.6 feet to the point of beginning.

Being part of the same property conveyed to W. L. Bainbridge Jr., by deed from L. H. Hardaway Sr., and wife, Daisie Gupton Hardaway, of record in Book 2799, page 371, Register's Office for Davidson County, 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 James E. Patton and wife, Dorothy C. Patton

their **heirs and assigns, forever.**

And we **do covenant with the said** James E. Patton and wife, Dorothy C. Patton

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, W. L. Bainbridge Jr., and wife, Julia W. Bainbridge

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 E. Patton and wife, Dorothy C. Patton

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th **day of** July, **19** 61

Julia W. Bainbridge

W. L. Bainbridge Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday Jr., **a Notary Public in and for said County and State, the within named** W. L. Bainbridge Jr. and wife, Julia W. Bainbridge

the bargainor s, **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 office, this 17th **day of** July, **19** 61

Commission expires Oct 28, 1961 B. B. Doubleday **Notary Public**

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