K 3278

For and in consideration of the sum of

One and no/100 - DOLLARS

cash in hand paid by Russell Eugene Day and other good and valuable consideration accepted as cash, the receipt of which is hereby acknowledged.

We. F. G. Buchanan and wife Rebecca Jane Buchanan *have bargained and sold, and by these presents do transfer and convey unto the said* Russell Eugene Day his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A tract of land in the 10th Civil District of said County and State described according to a survey made by Ralph W. C. Lambert April 23, 1961, as follows: Beginning in the center of a new road to T. V. Tower 303 feet northeasterly from the northwest corner of the property conveyed to Edward L. Buchanan and wife, by deed from F. G. Buchanan and wife of record in book 2903, page 493, Register's Office for said County; thence with the center of said road north 19° 30' east 100 feet to the southwest corner of the William Taylor Buchanan property; thence with the southerly line of said property north 83° 30' east 230 feet; thence south 1° 30' west 100 feet to the northeast corner of the Bonnie Ann Manning property; thence with the northerly line of said property, south 87° west 263 feet to the beginning.

Being part of the property conveyed to F. G. Buchanan and wife Sallie E. Buchanan by deed from A. D. Brown and wife of record in book 774, page 605, said Register's Office, the said Sallie E. Buchanan having since died.

This conveyance is made subject to a power line (owned by Capitol Broadcasting Co) across premises as shown on the above mentioned survey.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell Eugene Day his *heirs and assigns, forever.*

And we *do covenant with the said* Russell Eugene Day *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 F. G. Buchanan and wife Rebecca Jane Buchanan *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Russell Eugene Day his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 10th *day of* May, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. G. Buchanan

Rebecca Jane Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. H. Shaw Jr. *, a Notary Public in and for said County and State,* F. G. Buchanan and wife Rebecca Jane Buchanan

the within named 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 White's Creek *Tennessee,*
this 10th *day of* May *, 19* 61.

H. H. Shaw Jr. *Notary Public*

Commission expires 10/22/62

56061

WARRANTY DEED

FROM

F. G. Buchanan, etux

TO

Russell Eugene Day

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of AUG A.D. 1961 at 2:30 o'clock P. M.
Noted in Book 99 Page 591
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
Trust Building
Third & Union
TENNESSEE

G 409