BK 3280

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 (TEN) ..... DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, we, William Lathan, Sr., and wife, Rose Lathan

have bargained and sold, and by these presents do transfer and convey unto the said M. G. Ferguson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the 4th Civil District of Davidson County, Tennessee, according to survey of John M. Sullivan, County Surveyor for said County, October 14, 1959.
Beginning in the south margin of Couchville Pike, said beginning point is north 57 degrees 10 minutes west 20.5 feet
" 64 " 53 " " 100 "
" 68 " 50 " " 13.97 " along south margin of said Couchville Pike from the north east corner of 6.3 acres tract conveyed to William Lathan recorded in Book 1578, page 433, Register's Office for said County.
Thence south 4 degrees 27 minutes west 548.92 feet to a fence and Clarence E. Ervin's line. Thence with a fence and Clarence E. Ervin's line as follows:
North 68 degrees 23 minutes west 51.68 feet
" 63 " 43 " " 45.9 "
" 75 " 23 " " 36.73 "
Thence north 4 degrees 27 minutes east 545 feet to the south margin of Couchville Pike. Thence with the south margin of Couchville Pike as follows:
South 72 degrees 16 minutes east 45.83 feet
" 68 " 50 " " 86.03 " to the beginning being part of a 6.3 acres Tract conveyed to William Lathan recorded in Book 1578, page 433, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. G. Ferguson, his heirs and assigns, forever.

And we do covenant with the said M. G. Ferguson 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, William Lathan, Sr., and wife, Rose Lathan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said M. G. Ferguson, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of September, 1961.

William Lathan Sr.
Rose Lathan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Benton B. Hare, a Notary Public in and for said County and State, the within named William Lathan, Sr., and wife, Rose Lathan the bargainor 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 Nashville, Tennessee, this 7th day of September, 1961

Commission expires October 27, 1962

Benton Hare
Notary Public

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