BK 3308

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

and other valuable considerations, we, J. O. Bass and wife, Susanne Warner Bass,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ Erskine Bronson Ingram, II, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 1, Block "B" on the Plan of Hillwood Estates, as of record in book 1835, page 60, Register's Office for said County, described as follows:
Beginning at the northeasterly corner of Hillwood Drive and Post Road and running thence with the easterly margin of Post Road north 33° 15' east 151.1 feet to an iron pin and north 28° east 194.6 feet to an iron pin, the northwest corner of lot No. 1; thence south 64° east 392 feet to the northwest corner of lot No. 2 of Block "B" on said plan; thence south 33° 30' west with the line between lots Nos. 1 and 2, 487.6 feet to Hillwood Drive, the southwest corner of lot No. 2, and thence northwesterly with the northerly margin of said Hillwood Drive 376 feet to the beginning.
Being the same real property conveyed to J. O. Bass and wife, Susanne Warner Bass, by deed from Pauline Prentiss Nelson, dated October 20, 1948, filed October 29, 1948, and recorded in book 1644, page 121, 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 Erskine Bronson Ingram, II, his heirs and assigns, forever.

And we do covenant with the said Erskine Bronson Ingram, II, his heirs and assigns, 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, except 1961 taxes which have been prorated and are assumed by the purchasers; and easement for public utility purposes across the rear of the premises as shown on plan of record in Book 1835, page 60, RODC, Tenn., and as set out in instrument of record in Book 1090, page 126, RODC, Tenn.; and restrictive covenants set out in instrument of record in Book 1090, page 126, RODC, Tennessee.
And J. O. Bass and wife, Susanne Warner Bass do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Erskine Bronson Ingram, II, his heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hands this 30 day of October, 1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. O. Bass
Susanne Warner Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, J. O. Bass and wife, Susanne Warner Bass,

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 Nashville, Tennessee, this 31st day of October, 19 61.

Mary Ann Lloyd Notary Public

Commission expires Oct 31, 1965

65965

WARRANTY DEED
FROM
J. O. Bass et ux
TO
Erskine Bronson Ingram, II

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 1 day of NOV A.D. 1961 at 12:15 o'clock P.M.
Noted in Book 1090 Page 121
Recorded in Book 3308 Page 429
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

Compliments of
Guaranty Title Company
A Division of Lawyers Title Insurance Corporation

GEO. L. WADDEY & SON

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