K 3312

For and in consideration of the sum of NINE THOUSAND TWO HUNDRED AND NO/100------

---------- ($9,200.00) ---------- DOLLARS

Cash in hand paid by Wade H. Telford and wife, Patricia Ann Telford, the receipt of which is hereby acknowledged,

W. L. BAINBRIDGE COMPANY,
a Partnership

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Wade H. Telford and wife, Patricia Ann Telford,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 31 on the Map of Westboro, Section 5, as of record in Book 3300, Page 3, Register's Office for said County.

Said Lot No. 31 fronts 50.0 feet on the westerly side of Westboro Drive, and extends back between lines, 199.2 feet on the northerly line, and 199.3 feet on the southerly line, to a line in the rear on which it measures 50.0 feet.

Being part of the same property conveyed to W. L. Bainbridge Co., by deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 3254, Page 388, 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 Wade H. Telford and wife, Patricia Ann Telford, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Wade H. Telford and wife, Patricia Ann Telford, 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.

And W. L. Bainbridge Company do/es further covenant and bind itself, its ~~successors~~ and representatives, to warrant and forever defend the title to the said land to the said Wade H. Telford and wife, Patricia Ann Telford, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a partnership, has caused this instrument to be executed by a partner duly authorized by an instrument, of record in Book 3232, Page 384, Register's Office for Davidson County, Tennessee, W. L. BAINBRIDGE COMPANY this 17th day of November, 1961.

BY: B B Doubleday Jr.
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Clara Ward, a Notary Public in and for said County and State, the within named B. B. Doubleday, Jr., partner in W. L. Bainbridge Company, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of November, 1961

Commission expires Oct. 30, 1965

Clara Ward
Notary Public

CLARA WARD NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
From W. L. Bainbridge Company
To Wade H. Telford and wife, Patricia Ann Telford
7142

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Nov. 20 A.D. 1961 at 1:00 P.M.
Recorded in Book 2022 Page 272
Recording Fee 1.50
JAMES P. WILSON, Register

Commercial Title Company

PG 413