K 3313

WARRANTY DEED

For and in consideration of the sum of 10.00----------

TEN DOLLARS AND NO/100----------DOLLARS

Cash in hand paid by Nathan H. Bates and wife, Willie Mae Bates, the receipt of which is hereby acknowledged, and other good and valuable considerations accepted as cash.

We, Bennett L. Curtis and wife, Rosa Del Bianco Curtis have bargained and sold, and by these presents do transfer and convey unto the said Nathan H. Bates and wife, Willie Mae Bates their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, October 23, 1956, as follows: BEGINNING at a point in the center of U. S. Highway No. 112 or Clarksville Highway at the northwest corner of a Tract containing 40.6 acres conveyed to Bennett L. Curtis and wife Rose Curtis, by deed from Rudolph Del Bianco and wife, as of record in Book 2598, Page 595, Register's Office for said Register's Office for said County; thence along their line as follows: North 50 deg. 15 Min. East 347 feet to a 4 inch Locust, North 6 deg. West 335 feet to a point, Joe Tosa Land near a spring; thence along Toso's southerly line, South 62 deg. west 133 feet; South 72 deg. 30 Min. West 108 feet; South 77 deg. 30 Min. West 163 feet to the centerline of Clarksville Highway; thence with the center line of said Highway; South 18 deg. 15 Min. East 448.6 feet to the beginning, containing 3 acres more or less.

BEING the same property conveyed to Bennett L. Curtis and wife, Rosa Del Bianco Curtis, by deed from Theresa Del Bianco Castellarin, et al, as of record in Book 3279, Page 543, 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 Nathan H. Bates and wife, Willie Mae Bates their heirs and assigns, forever.

And do covenant with the said Nathan H. Bates and wife, Willie Mae Bates 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, Bennett L. Curtis and wife, Rosa Del Bianco Curtis, do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Nathan H. Bates and wife, Willie Mae Bates their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of December, 1961, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bennett L. Curtis
Bennett L. Curtis

Rosa Del Bianco Curtis
Rosa Del Bianco Curtis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Johnnie May Sircy, a Notary Public in and for said County and State, Bennett L. Curtis and wife, Rosa Del Bianco Curtis

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, Davidson County this 7th day of December, 1961.

Johnnie May Sircy
Notary Public

Commission expires August 9, 1965

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