BK 3338

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 (TEN) - - - - - - - - - - - - - - - - -AND NO/100 - DOLLARS and other good and valuable considerations the receipt of which is hereby acknowledged, we, H. Powell Winn and wife, Mary P. Winn make known that

we have bargained and sold, and by these presents do transfer and convey unto the said W. Buford Winn his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County Tennessee, being the southwesterly part of lot No. 30 on the maps of Bransford Realty Company's Amqui Subdivision, of record in Book 44 page 38 and 39, Register's Office for said County, described in accordance with a survey Made April 29, 1961, by Clyde D. Anderson, Surveyor, as follows:

Beginning at a point 462 feet south from the southerly margin of Campbell Rd, being a common corner of lots No. 29 and 30 in said plan; thence south 86° 08' east 47.8 feet to a point; thence north 3° 30' east 232 feet to a point; thence north 86° 08' west 48.9 feet to a point; thence south 2°58' west 231 feet to the beginning.

Being part of the property conveyed to H. Powell Winn by Elston W. Youngblood and wife, Lona T. Youngblood of record in Book 3253 page 393, Register's Office Davidson County, Tennessee.

There exists a 5 foot easement upon the property conveyed to H. Powell Winn by deed of record in Book 3253, page 393, in the rear of the property on the easterly line adjacent to the westerly wall of a barn on the property of Elston W. Youngblood and wife, for the purpose of going upon the Winn property while making any necessary repairs on or carrying out any maintenance on said barn, so long as the said barn exists.

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

And we do covenant with the said W. Buford Winn 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, H. Powell Winn and wife, Mary P. Winn do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. Buford Winn his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of January, 1962.

H. Powell Winn

Mary P. Winn

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