K 3340

For and in consideration of the sum of Four Hundred ($400.00) and no/100 - -
DOLLARS

cash in hand paid by Harlan A. Travis and wife, Geraldine Travis, receipt whereof is hereby acknowledged,

We, Harold F. Bugg and wife, Blanche Sutton Bugg,
have bargained and sold, and by these presents do transfer and convey unto the said Harlan A. Travis and wife, Geraldine Travis, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 8th Civil District of said County, being lot No.3 on a survey by S. H. Hutchison, Surveyor, dated 2/3/1958 and described as follows: Beginning at a stake on the westerly margin of Old Hickory Blvd. at the corner of lots 2 and 3 on said survey, being S 8° E 431.5 feet from the intersection of the W. margin of said Boulevard and the S. line of the property described in deed of record in Book 1632, Page 563, Register's Office for said County; thence with the line between lots 2 and 3 on said survey S 85° W. 157 feet to a stake; thence S.17°30' E 100 feet, more or less, to a stake in Hows line; thence S.77°30' E.150 feet, more or less, to a stake in the W. margin of Old Hickory Blvd; thence with the westerly margin of Old Hickory Blvd. N.8° W.150 feet, more or less, to the point of beginning. Being the same property conveyed to the within named grantors by deed of record in Book 2923, page 71, said Register's Office.

There is included in the above described property but excluded from this conveyance the following described parcel of land heretofore conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, to wit:
Beginning at a point in the boundary line between the lands of Harold F. Bugg and Harlan Travis and in the W. right of way line of Old Hickory Blvd. and runs with said right of way line S.4° 09'26 seconds E. 150 feet to a point in the boundary line between the lands of Bugg and Thomas H. Hows; thence with said boundary line N.73°39' W.143.2 feet to a point; thence N.40°55' E 143.8 feet to a point in the line between the lands of Bugg and Travis; thence with said boundary line N.88°51' E.32.4 feet, more or less, to the point of beginning, containing 0.28 acres, more or less.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harlan A. Travis and wife, Geraldine Travis, their
heirs and assigns, forever.

And we do covenant with the said Harlan A. Travis and wife, Geraldine Travis,
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 for taxes for the year 1962, which are assumed by the purchasers.

And we, Harold F. Bugg and wife, Blanche Sutton Bugg,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harlan A. Travis and wife, Geraldine Travis, their heirs and assigns against the lawful claims of all persons, whom soever.
Witness our hands this 20th day of January 19 62 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harold F. Bugg
Blanche Sutton Bugg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, Harold F. Bugg and wife, Blanche Sutton Bugg,
the within named bargainors, 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 20th day of January 19 62.

Notary Public

My Commission expires: 6-5-1963

WARRANTY DEED
FROM Harold F. Bugg, et ux,
TO Harlan A. Travis, et ux,

DOCUMENTARY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of FEB A.D. 1962 at 1:20 o'clock P.M.
Noted in Book 1414 Page 616
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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