BK 3344

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

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

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining balance of $7072.00 of a certain promissory note in the original principal sum of $7300.00, executed by Bacago, Inc., payable to the order of Fidelity Federal Savings & Loan Association, dated May 30, 1960 and secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in book 3089, page 611, R.O.D.C. Tennessee,
And for further consideration the grantees herein assume and agree to pay the remaining balance of $1420.59 of a certain promissory note in the original sum of $1450.00 executed by John A. Briley and wife Dorothy J. Briley, payable to the order of Bacoga, Inc., dated May 25, 1960, and secured by vendors lien in deed of record in book 3074, page 577, R.O.D.C. Tennessee,

we, John A. Briley and wife Dorothy J. Briley

have bargained and sold, and by these presents do transfer and convey unto the said Mary Josephine Scott and Marguerite Odom their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of lot No. 3 on the Plan of the Division of the K. J. Morris Lands, as of record in book 57, page 49, Register's Office for said County, more particularly described according to a survey by Richard B. Omohundro, Surveyor, dated February 20, 1960 as follows:
Beginning at a point on the northerly margin of Bell Grimes Lane north 86 deg. 14' west 330.39 feet from the northwest corner of the intersection of said Bell Grimes Lane and U. S. Highway 41; thence north 15 deg. 25' east 157.5 feet to a point; thence north 86 deg. 14' west 70.05 feet to a point; thence south 15 deg. 25' west 157.5 feet to a point in the north margin of said Bell Grimes Lane; thence along said margin south 86 deg. 14' east 70.0 feet to a point, the point of beginning.
Being the same property conveyed to John A. Briley and wife Dorothy J. Briley by deed from Bacoga, Inc., of record in book 3074, page 577, R.O.D.C. 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 Mary Josephine Scott and Marguerite Odom their heirs and assigns, forever.

And we do covenant with the said Mary Josephine Scott and Marguerite Odom 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 as above set out.

And we, John A. Briley and wife Dorothy J. Briley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary Josephine Scott and Marguerite Odom their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17 day of February, 19 62.

John A. Briley
Dorothy J. Briley



PG 113