BK 3371

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of NINE THOUSAND SIX HUNDRED AND NO/100------ ----------($9,600.00)---------- DOLLARS

Cash in hand paid by Paul J. James and wife, Bobbie D. James, the receipt of which is hereby acknowledged,

W. L. BAINBRIDGE COMPANY,
a Partnership

has bargained and sold, and by these presents do/es transfer and convey unto the said Paul J. James and wife, Bobbie D. James, 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. 11, on the Plan of Westboro Subdivision, Section 5, as of record in Book 3300, Page 3, Register's Office for said County.

Said Lot No. 11 fronts 55 feet on the southerly side of Freedom Drive, and extends back between lines, measuring 181.8 feet on the easterly line and 111.5 feet on the westerly line, to a line in the rear on which it measures 89.3 feet.

Being part of the same property conveyed to W. L. Bainbridge Company, 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 Paul J. James and wife, Bobbie D. James, their heirs and assigns, forever.

And it does do covenant with the said Paul J. James and wife, Bobbie D. James, 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 Paul J. James and wife, Bobbie D. James, 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, this 3rd day of April, 1962.

W. L. BAINBRIDGE COMPANY

BY: B. B. Doubleday, Jr.
B. B. Doubleday, Jr., Partner

PG 315