K 3371

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $11,900.00 ----------

Eleven Thousand, Nine Hundred and No/100 ---------- DOLLARS

Cash in hand paid by Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin, the receipt of which is hereby acknowledged, we,

JAMES WILLIAM RUTHERFORD and wife, BARBARA RUTHERFORD

have bargained and sold, and by these presents do transfer and convey unto the said Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin

their 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 Lot No. 5 of the R. R. Mincy land, being a resubdivision of part of Lot No. 3 of the K. J. Morris Lands, of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey prepared by Wm. Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point in the northerly margin of Bell Grimes Lane, being 65 feet west of the southeast corner of the property conveyed to W. E. Batey and wife, by deed from Henry T. Beasley, Jr., et ux, of record in Book 2904, Page 45, said Register's Office; thence with said margin of said Avenue North 86° 20' west 65 feet to a point; thence north 3° 40' east 202.91 feet to a point thence south 83° 06' east 65 feet to a point; thence in a southerly direction 202.35 feet to the beginning.

Being the same property conveyed to James William Rutherford and wife, Barbara Rutherford, by installment deed from R. R. Mincy and wife, Mariam Mincy, of record in Book 2958, Page 411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin their heirs and assigns, forever.

And we do covenant with the said Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin 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 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And we, James William Rutherford and wife, Barbara Rutherford do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jesse R. Baldwin, Jr. and wife, Minnie D. Baldwin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of April, 19 62

James William Rutherford

Barbara Rutherford

319