K 3376

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by DONALD M. HUFFINES AND WIFE, AILEEN T. HUFFINES

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, W.D. TIDWELL AND WIFE, ELLA M. TIDWELL

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 10th Civil District of said County, and described from a survey made by William Collier Parrish, Surveyor, dated June 21, 1961, as follows:
BEGINNING at an iron pin in the southeasterly corner of Lot No. 246, Sec. IV, Shepherd Hills, as of record in Book 2854, page 100; thence along the northerly line of said lot, North 52° 28' West 290 feet to an iron pin; thence North 37° 45' East 321.20 feet to a cross on a rock; thence South 52° 13' East 242.08 feet to an iron pin in the northwesterly margin of proposed Paula Drive; thence with the margin of said Drive, South 20° 38' 30" West 68.32 feet to an iron pin and continuing with said Drive, around a curve, with a radius of 600 feet, in a southwesterly direction 172.35 feet to an iron pin; continuing with said Drive, South 37° 06' West 84.96 feet to the point of beginning, containing 2.04 acres.
Being part of the property conveyed to W.D. Tidwell and wife, Ella M. Tidwell, by deed from Buford L. Wright and wife, as of record in Book 1560, page 525, and by deed from J. L. Newman and wife, as of record in Book 3308, page 336, both in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of May, 19 62

Ella M. Tidwell

W. D. Tidwell

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ .55
PROBATE .10
TOTAL $ .65

Personally appeared before me, Louise Neal, a Notary Public in and for said County and State, the within named W. D. Tidwell and wife, Ella M. Tidwell,

E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the 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 11th day of May, 1962.

Commission expires April 28, 1963

Louise Neal
Notary Public.

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of MAY A.D. 1962 at 2:54 o'clock P.M.
Noted in Book 102 Page 24
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Warranty Deed
G-151623-Jim
99699

From
W. D. TIDWELL, ET UX.

To
DONALD M. HUFFINES, ET UX.

2.00

G 35