K 3404

For and in consideration of the sum of $ 10.00

Ten ..... 00/100 DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Houston Matthews and wife, Frances Matthews have bargained and sold, and by these presents do transfer and convey unto the said Samuel E. Bender and wife, Estella Bender 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, formerly 20th Civil District of Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, dated December 19, 1933, and described as follows:

Beginning at L. and T. Drain's southwest corner, formerly Mrs. Elizabeth Burton's south line in the easterly margin of the Old Edgefield and Kentucky Railroad; thence with the easterly margin of said Right of way, South 32° 30' East 151 feet; thence North 75° 15' East 426 feet to the center of Grizzard's Creek or Branch; thence up said Creek, North 58° 15' West 200 feet to the said Drain's southeast corner; thence with said Drain's southerly line, South 75° 15' West 335 feet to the point of beginning, containing 1¼ acres, more or less.

Being the same property conveyed to Houston Matthews and wife, Frances Matthews, by deed from Leonard A. Hall and wife, as of record in Book 1169, page 333, 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 Samuel E. Bender and wife, Estella Bender their heirs and assigns, forever.

And we do covenant with the said Samuel E. Bender and wife, Estella Bender 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.

And we, Houston Matthews and wife, Frances Matthews do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Samuel E. Bender and wife, Estella Bender their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of July, 1962

Houston Matthews

Frances Matthews

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Louise Dozier, a Notary Public in and for said County and State, the within named Houston Matthews and wife, Frances Matthews

LOUISE DOZIER NOTARY PUBLIC

the bargainor S, 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 12th day of July, 1962

Commission expires April 28, 1963.

Louise Dozier
Notary Public

Warranty Deed

From Houston Matthews, Et Ux

To Samuel E. Bender, Et Ux

No. 10358

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JUL A.D. 1962 at 12:52 o'clock M.
Noted in Book 1702 Page 589
Recording Fee $2.00
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

UNITED STATES INTERNAL REVENUE 2 TWO DOLLARS DOCUMENTARY

G 589