K 3405

Book 3405 Page 231

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Dillard White and wife, Gladys White,

have bargained and sold, and by these presents do transfer and convey unto the said J. W. Richmond, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a tract of land in the 12th, formerly the 21st Divil District of said County, and being part of Lot No. 6 on the Plan of William E. Jones Tract of Land, as of record in Book 21, page 71, Register's Office for said County, described according to a survey made by Hickerson & Johnson, Engineers, dated July 10, 1962, as follows:

Beginning at a point in the southwesterly margin of Brick Church Pike, marked by a fence post set in a wire fence line, which point is in the southerly boundary line of the property conveyed by E. C. Scruggs and wife, to E. W. Sweeney and wife, of record in Book 641, page 57, said Register's Office, and is in the northerly boundary line of the property deeded to Dillard White and wife, of record in Book 2549, page 319, said Register's Office; thence with said wife fence south 72 deg. 10' west 1310 feet to a fence post in the westerly line of said Lot No. 6; thence south 2 deg. west 268 feet to fence post in old established wire fence line; thence north 75 deg. 55' east 1273.9 feet to an iron pin; thence north 31 deg. 35' west 91.3 feet to an iron pin; thence north 72 deg. 50' east 222 feet to an iron pin set in the southwesterly margin of Brick Church Pike; thence with the margin of the same around a slight curve, northwestwardly 170.5 feet to a point; and north 33 deg. 53' west 86 feet to the point of beginning.

Being part of the property conveyed to Dillard White and wife, Gladys White, by deed from Ralph McVey and wife, Cassie M. McVey, of record in Book 2549, page 319, 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 J. W. Richmond, his heirs and assigns, forever.

And We do covenant with the said J. W. Richmond 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 are prorated and are to be paid by sellers.

And We, the said grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. W. Richmond, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of July, 1962

Dillard White

Gladys White

G 231