K 3428

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by FRANK L. GOODWIN AND WIFE, MARGARET C. GOODWIN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, BARNEY CARROLL AND WIFE, OBERA CARROLL

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 5th Civil District of said County, being the north part of Tract I, on a Map of a Division of the E. A. Roller 40.85 acre tract, described according to a survey thereof made by Ralph W. C. Lambert, on Oct. 29, 1961, as originally mapped and laid out on a survey made by Z. J. Wilkerson, on Oct. 3, 1953, as follows: BEGINNING at a point in the east margin of Benzing Road, at a fence, said point being 148.1 feet north of the original southwest corner of the Roller tract as conveyed by deed of record in Book 236, page 136; said point being 148.1 feet north of the northwest corner of the Clifford Thomas Sr., lands; thence along the east margin of Benzing Road, along a fence, North 25° 15' East 115.5 feet to a point which is 34.2 feet south of an existing fence; thence South 85° 45' East 441.5 feet to a point in an existing fence, said point being 4.6 feet south of an existing fence; thence along a fence, South 25° 15' West 131.8 feet to a point; thence westerly 441 feet more or less to the beginning, together with all right, title and interest of the grantor herein in and to that tract lying north of the land hereinabove described and south of an existing fence seperating this property from a small tract supposedly owned by the Roller heirs or Clara M. Baker. Being part of the property conveyed to Barney Carroll and wife, Obera Carroll, by deed from W.S. Payne and wife, of record in Book _____, page _____ 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 29 day of March, 1962.

Obera Carroll

Barney Carroll

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Barney Carroll and wife, Obera Carroll

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 29 day of March, 1962.

Commission expires May 19 1964

William D. Jones
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed
G-150151-Jam

FROM BARNEY CARROLL, ET UX.

To FRANK L. GOODWIN, ET UX.

RETURN TO TENN. TITLE CO

11816

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 8 day of AUG A.D. 1962 at 3:11 o'clock P.M.
Noted in Book 62 Page 713
Recorded in Book _____ Page _____
Recording Fee $2.50

JAMES P. WILSON, Register
By [illegible] Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE TENNESSEE

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