K 3460

WARRANTY DEED TTC-156204

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100****** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHARLES E. GREER and wife, RONALDA B. GREER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE M. BAIRD and wife, SUSIE MAI BAIRD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Hickerson-Johnson, Engineers, dated October 14, 1962, as follows:

BEGINNING at a point in Alessio Road in the original tract line prior to the widening of said Road, said point being 680 feet more or less south of the south margin of Cantarutti Road; thence along said old deed line in Alessio Road, south 2° 30' west 391.5 feet to a point opposite an iron pin; thence leaving said Road, north 87° 30' west 1138 feet to a stake in the center line of a branch; thence along said branch and along a drain as follows: north 36° 24' east 66 feet; north 41° 27' east 111 feet; north 19° 51' east 91 feet; north 71° 19' east 51 feet; north 2° 15' east 70 feet; north 18° 06' east 208 feet; north 33° 57' east 167 feet; north 77° 09' east 152 feet; south 76° 15' east 346.6 feet; south 66° 08' east 168 feet; south 79° 24' east 58 feet; north 79° 25' east 75 feet to a point in Alessio Road, being the point of beginning, containing 12.3 acres more or less.

Being part of the property conveyed to Charles E. Greer and wife, Ronalda B. Greer, by deed from Kenneth Rottero and wife, of record in Book 2705, page 193, said Register's Office.

This conveyance is made subject to the right-of-way of any road embraced within the description above, and a flowage easement for any creeks or branches.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand on this, the 29th day of October, 1962

Charles E. Greer

Ronalda B. Greer

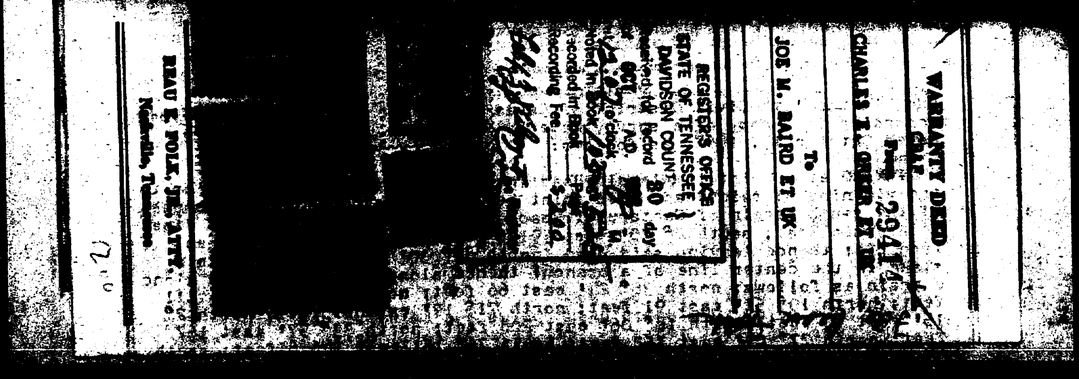
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles E. Greer and wife, Ronalda B. Greer, 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 the 29th day of October, 1962

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1966



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