K 3464

For and in consideration of the sum of

One Hundred Ninety Two ($192.00) and no/100 - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Ora B. Patton and wife, Vessie V. Patton, the receipt of which is hereby acknowledged.

I, Jessie C. Johnson, widow

have bargained and sold, and by these presents do transfer and convey unto the said Ora B. Patton and wife, Vessie V. Patton, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 4th Civil District of said County, being part of a tract of 68.8 acres, more or less, formerly owned by the Cowgill Estate, a plan of which is of record in Book 421, page 137, Register's Office for said County, lying east of and adjoining a survey made by J. R. Wauford and Company, Surveyors, on March 27, 1954, and a survey made by the same company on July 21, 1958, as follows:

Beginning at a steel post, which is the northeast corner of William C. George's lot, conveyed by deed from Jessie C. Johnson of record in book 1763, page 619, said Register's Office, where a line running South 39 degrees and 30 minutes east crosses a line running south no degrees and 45 minutes West; thence East 24.5 feet on a line running South 89 degrees and 30 minutes East to an iron pin; thence North 221 feet on a line running South no degrees and 30 minutes West to an iron pin; thence West 25.1 feet on a line running South 72 degrees and 45 minutes East to an old iron pipe; thence South 228.9 feet on a line running South no degrees and 45 minutes West, being the Eastern boundary of Ora B. Patton's present property, to the beginning, containing .12 acres more or less. Being part of the property conveyed to Jessie C. Johnson by deed from Mollie A. Cowgill of record in book 532 page 685, 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 Ora B. Patton and wife Vessie V. Patton, their

heirs and assigns, forever.

And I *do covenant with the said* Ora B. Patton and wife Vessie V. Patton

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ora B. Patton and wife Vessie V. Patton their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness hand *this* 28th *day of* November, *1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jessie C. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katherine M Jones, *a Notary Public in and for said County and State,* Jessie C. Johnson, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Donelson, Tennessee, *this* 28th *day of* November, 1962

My commission expires Feb 3, 1962

Katherine M Jones *Notary Public*

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 29 day of NOV A.D. 1962 at 2:02 o'clock P.M.
Noted in Book 2483 Page 544
Recorded in Book ____ Page ____
Recording Fee $2.00
Witness my hand and seal at office this 29 day of NOV 1962
Register
Deputy Reg.

Compliments of
Tranty Title Company
A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE 3, TENNESSEE

WARRANTY DEED
FROM
Jessie C. Johnson
TO
Ora B. Patton et ux

34593

86