BK 3464

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 2,500.00

Two thousand Five Hundredand no/100 DOLLARS

Casn in hand, paid by Mrs. Willie Mae Goodrich, the receipt of which is hereby acknowledged.

I, Mrs. Dorothy P. Trauernicht

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Willie Mae Goodrich

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

Being land in the 13th Civil District, formerly the 23rd Civil District of Davidson County, Tennessee, being part of the land known as the Joe Boyd Farm formerly, as shown on an unregsitered copy of a survey made April 3, 1952 by George W. Watkins, Surveyor, and as conveyed by deed from Verdie L. Wright and wife to Mrs. Dorothy P. Trauernicht, dated October 16, 1958 and filed for record October 21, 1958 in Book 2810, page 59, R. O. D. C.

Beginning at a point in the westerly margin of Buena Vista Road 300 feet northerly from a tract of land conveyed to A. M. Story by deed of record in Book 3161, page 47, R.O.D.C. Thence with the margin of said Buena Vista Road, North 18 degrees west , 27 feet to point of a curve to the left with a rédius of 1432.7', thence with said curve 73 feet, in all 100 feet of total frontage to a point, thence south 71 degrees, 35 minutes west 243.8 feet to a point, thence south 23 degrees 30 minutes east, 100 feet to a point, said point being 300 feet northerly from said Story's north boundary; thence north 71 degrees, 30 minutes east 237.8 feet to the point of beginning and containing 55/100 acres as shown on a unregistered cop of a survey made March 20, 1959 and revised June 15, 1959 by George W. Watkins, Surveyor.

Taxes for 1962 pro-rated.

Restrictive covenants contained in an instrument dated July 31, 1941 to expire July 31, 1966 of record in Book 1129, page 543, R.O.D.C., executed by Homeland, Inc., R. B. Beal, Elizabeth C. Beal, Rex Moody, Goldie Moody, Samuel V. Cook, Jessie Leona Cook, Theodore E. Griffity and Sarah Griffith.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Willie Mae Goodrich

her heirs and assigns, forever.

And I do covenant with the said Mrs. Willie Mae Goodrich

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 Mrs. Willie Mae Goodrich ,

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of November, 1962

Mrs Dorothy P. Trauernicht

BK 623