K 3498

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 which is hereby acknowledged and in further consideration the Grantees, William Elbert Bay and wife, Tommie Elaine W. Bay, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Donald Edward Thomason and wife, June R. Thomason, to Miller Kimbrough Trustee, of record in Book 3245, page 421, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Donald Edward Thomason and wife, June R. Thomason

have bargained and sold, and by these presents do transfer and convey unto the said William Elbert Bay and wife, Tommie Elaine W. Bay

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hermitage Hills Section 1, of record in Book 2900, pages 48 and 49, Register's Office for said County, more particularly described as follows:

Beginning with a point in the northwesterly margin of Bonnacreek Drive at the common corner of Lots 18 and 45; thence with the common line between said two lots 90.0 feet in a northwesterly direction to a point; thence in a southwesterly direction 150.0 feet to a point in the northeasterly margin of Jacksonian Drive; thence along said margin 65.0 feet in a southeasterly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a northwesterly margin of Bonnacreek Drive; thence along said margin 125.0 feet in a northeasterly direction to the point of beginning.

Being the same property conveyed to Donald Edward Thomason and wife, June R. Thomason, by deed from J. Claud Smith and wife, Billie Katherine Smith, of record in Book 3250, page 543, 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 William Elbert Bay and wife, Tommie Elaine W. Bay

their heirs and assigns, forever.

And we do covenant with the said William Elbert Bay and wife, Tommie Elaine W. Bay 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 as here in above set out and taxes for 1962 which have been assumed by the grantee

And we, Donald Edward Thomason and wife, June R. Thomason

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Elbert Bay and wife, Tommie Elaine W. Bay, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of December, 19 62

Donald E. Thomason

June R. Thomason

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