K 3504

4500

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, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, J. W. Baucom, a widower have bargained and sold, and by these presents do transfer and convey unto the said Charles Baucom, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 8 and 9 on the Map of Bradford Heights Subdivision, as of record in Book 1835, page 84, Register's Office for said County.

Said Lots Nos. 8 and 9 adjoin and front together 150 feet on the south side of Joyce Lane and run back 166.8 feet on the west line and 160.4 feet on the east line to a dead line in the rear, measuring 153 feet thereon.

Being the same property conveyed to J. W. Baucom and wife, Belle T. Baucom by deed from A. J. Coleman and wife, Edith Coleman, of record in Book 2037, page 196, said Register's Office.

Included in the above description, but expressly excluded from this conveyance is that portion of the above property that has heretofore been conveyed by J. W. Baucom to William Harold Moore Jr. and wife Mary Ina Cooper Moore, by deed of record in Book 3396, page 105, 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 Charles Baucom, his heirs and assigns, forever.

And I do covenant with the said Charles Baucom 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, J. W. Baucom, a Widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Baucom, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of January, 19 63

J W Baucom

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