K 3504

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00, and other good and valuable consideration, receipt of which is hereby acknowledged

W. L. BAINBRIDGE COMPANY,
(a partnership)

has bargained and sold, and by these presents do transfer and convey unto the said Goldie P. Rogers, for her sole and separate use, her 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 part of Lot 17 of Montague Subdivision, of record in book 421, page 129, R.O.D.C. Tennessee and described as follows:

Beginning on the southeasterly margin of Fernbank Drive as widened at a point 280 feet northwardly from Palestine Avenue; thence south 53 degrees 7 minutes east 208.8 feet to a point; thence north 36 degrees 53 minutes east 64 feet to the southeasterly corner of the property conveyed to James K. Chaffin and wife Joyce Chaffin by deed of record in book 3436, page 379, said Register's Office; thence with Chaffin's southerly line north 53 degrees 7 minutes west 208.8 feet to a point in the southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, south 36 degrees 53 minutes west 64 feet to the point of beginning.

Being part of the same property conveyed to W. L. Bainbridge Company by deed from O. A. McDaniel Jr., and wife Mary G. McDaniel dated February 20, 1962, and recorded in book 3343, page 637, 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 Goldie P. Rogers her heirs and assigns, forever.

And it does its covenant with the said Goldie P. Rogers that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. L. Bainbridge Company do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Goldie P. Rogers her heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a partnership, has caused this instrument to be executed by a partner duly authorized by an instrument of record in Book 3232, Page 384, Register's Office for Davidson County, Tennessee, this 30th day of January 1963

W. L. BAINBRIDGE COMPANY

BY: W. L. Bainbridge, III

W. L. Bainbridge, III, a partner

G 547