BK 3508

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by JAMES W. KING AND WIFE, IVONELL B. KING, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, FIELDCREST, INC., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows, to wit:

BEING LOT NO. 48 ON THE PLAN OF GATEWOOD, SECTION 1, AS OF RECORD IN BOOK 3300, PAGES 47-52, INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF MONICA AVENUE, AT THE CORNER OF LOTS 48 AND 49; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 153.5 FEET TO A CORNER OF LOT 47; THENCE WITH THE LINE BETWEEN LOTS 47 AND 48, NORTHWESTERLY 178. FEET TO THE EAST MARGIN OF GATES ROAD; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 86.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHERLY 37.5 FEET TO THE MARGIN OF MONICA AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY, AROUND A SLIGHT CURVE, 93.7 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO FIELDCREST, INC., BY DEED FROM GATEWOOD DEVELOPMENT COMPANY, INC., AS OF RECORD IN BOOK 3404, PAGE 423, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3370, PAGE 121 AND BOOK 3398 PAGE 438; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3300, PAGES 47-52, INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 1963 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 1ST day of MARCH, 1963.

FIELDCREST, INC.,

BY Carl C. Batson
TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MARY R. COATES, a Notary Public of the State and County aforesaid, personally appeared CARL BATSON with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT of the FIELDCREST, INC. the within named bargainor, a corporation, and that he as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the FIELDCREST, INC. by himself as PRESIDENT.

Witness my hand and seal, at NASHVILLE, TENNESSEE this the 1ST day of MARCH, 1963.

My commission expires OCTOBER 20, 1965

Mary R. Coates
Notary Public
MARY R. COATES

($15,200.00)

Warranty Deed

From FIELDCREST, INC.

To JAMES W. KING & WIFE, IVONELL B. KING (Northwest Mortgage Co.)

51049

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 7 day of MAR 1963 at 11:21 o'clock A.M.
Recorded in Book 1970 Page 269
Recording Fee $2.25
Deputy Register

Compliments of
TREE MORTGAGE COMPANY

PG 269