K 3534

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BACOGA, INC., A TENNESSEE CORPORATION

~~HAS~~ ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said EARL RUSS, JR., AND WIFE, MARY ANN RUSS, THEIR ~~heirs~~ 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. 40 ON THE PLAN OF FAIRWAY VIEW, SECTION TWO, AS OF RECORD IN BOOK 3900, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 40 FRONTS 96.0 FEET ON THE WESTERLY SIDE OF HUNT DRIVE AND EXTENDS BACK BETWEEN LINES, 286.8 FEET ON THE NORTHERLY LINE AND 336.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 78.30 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO BACOGA, INC., BY DECREE OF PART I, CHANCERY COURT OF RECORD IN MINUTE BOOK 114, PAGE 282, CHANCERY COURT CLERK'S OFFICE, AND A COPY OF SAID DECREE OF RECORD IN BOOK 2906, PAGE 43, 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 EARL RUSS, JR., AND WIFE, MARY ANN RUSS ~~his~~ THEIR heirs and assigns, forever.

And ~~I~~ ~~he~~ covenant with the said EARL RUSS, JR., AND WIFE, MARY ANN RUSS that ~~HE~~ 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 1963 TAXES WHICH HAVE BEEN PRORATED AND HEREBY ASSUMED BY THE PURCHASERS.

And BACOGA, INC., DOES ~~he~~ further covenant and bind ITSELF, ITS ~~heirs~~ SUCCESSORS and representatives, to warrant and forever defend the title to the said land to the said EARL RUSS, JR., AND MARY ANN RUSS ~~his~~ THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, THE SAID BACOGA, INC. HAS CAUSED ITS ~~Witness my hand~~ ~~this~~ day ~~of~~ ~~August~~ ~~A.D.~~ ~~19~~ ~~X~~ CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICER AT MADISON, TENNESSEE, THIS 15TH DAY OF APRIL, 1963.

BACOGA, INC.

BY: J. R. Coarsey

J. R. COARSEY PRESIDENT

PG 147