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WARRANTY DEED

For and in consideration of the sum of Forty Five Hundred ($4500.00) and no/100 - - - - ---------- *DOLLARS*

cash in hand paid by Morris W. Tomlinson and wife, Margie G. Tomlinson, receipt whereof is hereby acknowledged,

We, Harold F. Bugg and wife, Ida Blanche Bugg, *have bargained and sold, and by these presents do transfer and convey unto the said* Morris W. Tomlinson and wife, Margie G. Tomlinson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of lot No. 5 of the Lands of Wm. Gower, deceased, of record in Minute Book "H", page 487, County Court Clerk's Office for said County, and described according to a survey made by Hal R. Swan Jr., Surveyor, dated April 30, 1955, as follows: Beginning at a point in the easterly margin of Sawyer-Brown Road, at a post in the northwest corner of Ernest Hill Lands, being 1124 feet, more or less, south of the south margin of Charlotte Pike, as measured along a curve, being the east margin of said Roadway; thence with the margin of said Roadway, northerly 155 feet to a point; thence easterly 465 feet, more or less, to the west line of the lands of Johnnie O'Brian; thence along OBrian's west line, South 3° 30' west 155 feet to a 40" oak, being Hill's northeast corner; thence with Hill's nort. line, South 33° West 511 feet to the point of beginning.
Being the same property conveyed to Harold F. Bugg and wife, Ida Blanche Bugg, by deed of James R. Bell and wife, Nellie Elkins Bell, as of record in Book 3097, Page 91, Register's Office for said County. This tract is unimproved and is located on Sawyer-Brown Road, R. #2, Nashville, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Morris W. Tomlinson and wife, Margie G. Tomlinson, their *heirs and assigns, forever.*

And we *do covenant with the said* Morris W. Tomlinson and wife, Margie G. Tomlinson, *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 taxes for 1963 which have been prorated and assumed by grantees

And we, Harold F. Bugg and wife, Ida Blanche Bugg, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Morris W. Tomlinson and wife, Margie G. Tomlinson, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 29th *day of* June, 19 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold F. Bugg
Ida Blanche Bugg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. J. Stephens, *a Notary Public in and for said County and State,* Harold F. Bugg and wife, Ida Blanche Bugg,

the within bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee,
this 29th *day of* June, 19 63.

W. J. Stephens
Notary Public

Commission expires Oct 28- 1963

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