BK 3611

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 -- --($10.00)------Dollars and other good and valuable consideration, receipt of which is hereby acknowledged ~~DOLLARS~~

W. L. Bainbridge Company

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Alfred N. Arnold and wife, Mary Thomas Arnold

their 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 No. 17 of the Montague Subdivision of record in Book 421, page 129, Register's Office for said County, and described as follows:

Beginning on the southeasterly margin of Fernbank Drive, as widened at a point 460 feet northwardly from Palestine Avenue; thence South 53° 7 minutes east 208.8 feet to a point; thence North 36° 53' East 56 feet to the southeasterly corner of property conveyed to Richard S. Wilson and wife, Theda Mae Wilson, by deed of record in Book ____, Page ____, said Register's Office; thence with Wilson's southerly line North 53° 7' west 208.8 feet to a point in the southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36° 53' West 56 feet to the point of beginning.

This tract is improved and known as 1107 Fernbank Drive. Being part of the property conveyed to W. L. Bainbridge Company, by deed from O. A. McDaniel Jr., and wife, Mary G. McDaniel, of record in Book 3343, page 637, 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 Alfred N. Arnold and wife, Mary Thomas Arnold their heirs and assigns, forever.

And it ~~is~~ do/es covenant with the said Alfred N. Arnold and wife, Mary Thomas Arnold 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/es further covenant and bind itself, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Alfred N. Arnold and wife, Mary Thomas Arnold their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument ~~Witness my hand and title at office this ____ day of ____~~ to be executed by a partner, duly authorized by an instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 2 day of August, 1963.

W. L. BAINBRIDGE COMPANY

By: W. L. Bainbridge III

a Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday, Jr., a Notary Public in and for said County and State, the within named W. L. Bainbridge III

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

Witness my hand and official seal at office, this 2 day of August, 1963

Commission expires Oct. 30, 1965

B. B. Doubleday, Jr.
Notary Public

DAVIDSON COUNTY

PG 637