K 3642

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

W. L. Bainbridge Company has bargained and sold, and by these presents do/es transfer and convey unto the said James F. Edney and wife, Sue Irene Edney 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 Lot No. 1-B on the Plan of Paragon Hills, as of record in Book 3300, page 100, Register's Office for said County.

Said Lot No. 1-B fronts 95.0 feet on the west side of Sam Boney Drive and extends back 100.6 feet on the southwest line and 109.0 feet on the northwest line to a dead line in the rear, measuring 99.3 feet thereon.

Being part of the same property conveyed to W. L. Bainbridge Co., a partnership, by deed from William James Potts et als, of record in Book 3181, Page 474, Register's Office for Davidson County, Tennessee. This tract is improved and known as 3848 Sam Boney Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Edney and wife, Sue Irene Edney their heirs and assigns, forever.

And it do/es covenant with the said James F. Edney and wife, Sue Irene Edney 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 and representatives, to warrant and forever defend the title to the said land to the said James F. Edney and wife, Sue Irene Edney 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 to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 14 day of October, 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 14 day of October 1963

Commission expires Oct. 30, 1965

B. B. Doubleday, Jr.
Notary Public

PG 565