BK 3643

Tax Parcel No. 10D 485 (Improved)
Notices to: Max P. Schwendimann, Rt. #1
Goodlettsville, Tenn.

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and NO/100 ($10.00). . . . . .
. . . . . DOLLARS
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, RAYMOND T. FERGUSON, and wife, DORA FERGUSON

have bargained and sold, and by these presents do transfer and convey unto the said MAX P. SCHWENDIMANN, and wife, VIRGINIA B. SCHWENDIMANN

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stone on the South side of the road, a corner to Jovial T. Maxwell; thence with the South side of said road S. 77 deg. E. 71 feet; S. 52 deg. E. passing a stone at 238 feet, continuing on, in all, 277 feet to an iron stake, a new corner to Jean and Raymond Ferguson; thence with a new line S. 63 1/2 deg. W. 250 feet; S. 74 deg. W. 384 feet to a post, a corner to Jean and Raymond Ferguson in Jovial T. Maxwell's line; thence N. 6 deg. E. 174 feet to a stone; thence N. 85 deg. E. 230 feet to a stone, corner to said Maxwell; thence N. 4 deg. W. 85 feet to a stone; thence N. 23 1/2 deg. E. 145 feet to the beginning, containing 2.5 acres according to a survey made on November 7, 1957, by J. R. Scott, Surveyor.

BEING the same property conveyed to Raymond T. Ferguson and wife, Dora Ferguson, by deed from Jean Ferguson, a sidower, of record in Book 2704, page 231, 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 MAX P. SCHWENDIMANN, and wife, VIRGINIA B. SCHWENDIMANN their heirs and assigns, forever.

And we do covenant with the said MAX P. SCHWENDIMANN, and wife, VIRGINIA B. SCHWENDIMANN that ... lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And WE, RAYMOND T. FERGUSON, and wife, DORA FERGUSON do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said MAX P. SCHWENDIMANN, and wife, VIRGINIA B. SCHWENDIMANN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of OCTOBER, 19 63

Raymond T. Ferguson
Raymond T. Ferguson

Dora Ferguson
Dora Ferguson

PG 183