BK 3643

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/~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said J. R. Pippin and wife, Irma Jean Pippin 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. 43, on the Map of Moss-Wood Subdivision Section 3, as of record in Book 3106, page 90, Register's Office for said County.

Said Lot No. 43 fronts 55 feet on the westerly side of Ries Avenue and runs back between parallel lines 140 feet to an alley in the rear, on which it measures 55 feet.

Being part of the same property conveyed to W. L. Bainbridge Co., a Partnership, by deed from Pyramid Properties, Inc. a Tennessee Corporation, of record in Book 3402, page 537, Register's Office for Davidson County, Tennessee.

This tract is improved and known as 621 RIES AVENUE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. Pippin and wife, Irma Jean Pippin their heirs and assigns, forever.

And it do/~~does~~ covenant with the said J. R. Pippin and wife, Irma Jean Pippin 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/~~does~~ 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 J. R. Pippin and wife, Irma Jean Pippin 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 seal 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 16 day of October, 1963.

W. L. BAINBRIDGE COMPANY
BY: [signature]
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 16 day of October, 1963

Commission expires October 30, 1963

B. B. Doubleday, Jr.
Notary Public

Attorneys Title Company
NASHVILLE, TENN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 21 day of OCT A.D. 1963 at 9:59 o'clock A.M.
Noted in Book 3643 Page 620
Recording Fee $ 3.00
Lelia J. Pilcher, Register
By [signature] Deputy Reg.

WARRANTY DEED
FROM
W. L. BAINBRIDGE COMPANY
92576
TO
J. R. PIPPIN AND WIFE,
IRMA JEAN PIPPIN

PG 382