BK 3643

WARRANTY DEED

For and in consideration of the sum of [illegible] ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by Burt C. Ferguson and Robert R. Poe, and other good and valuable considerations accepted as such, the receipt of all of which is hereby acknowledged,

I, Thomas P. Giles, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Burt C. Ferguson and Robert R. Poe, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 6 and 7 in Red Bud Terrace Subdivision, of record in book 843, page 41, Register's Office for said County.
Said lot 6 faces 100 feet on the southeasterly margin of Red Bud Terrace and extends backward at right angle between parallel lines 200 feet to the southeasterly boundary of said subdivision.
Said lot 7 faces 153 feet on the southeasterly margin of Red Bud Terrace; thence in a southerly direction with the meanderings of Gibson Creek to a point where said Creek intersects the southeasterly margin of Red Bud Terrace Subdivision; thence southwesterly 120 feet to the southeasterly corner of lot 6; thence at right angle with the northeasterly line of lot 6, 200 feet to the point of beginning.
Being the same real property conveyed to Thomas P. Giles by deed from Hubert W. Prince and wife, of record in book 2696, page 635, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Burt C. Ferguson and Robert R. Poe, their heirs and assigns, forever.

And I do covenant with the said Burt C. Ferguson and Robert R. Poe, that I am 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 are prorated and assumed by the grantees.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Burt C. Ferguson and Robert R. Poe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of August, 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.

Thomas P Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Thomas P. Giles, the within named 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 Nashville, Tennessee, this 19th day of August, 19 63.

Lester Krotsky
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Notary Public

Commission expires July 23, 1966

Thomas P. Giles TO [illegible] FROM WARRANTY DEED 92869

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