BK 3644

WARRANTY DEED

For and in consideration of the sum of Ten and No/100

(10.00) *DOLLARS*

cash in hand paid by Moulton Farrar, III, and wife, Ann W. Farrar, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard M. Hayes and wife, Doloris Hayes,

have bargained and sold, and by these presents do transfer and convey unto the said Moulton Farrar, III, and wife, Ann W. Farrar, their

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

Being part of lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancery Court at Nashville, described according to a survey made by E. L. Miller, Jr. & Co., September 14, 1962, as follows:

Beginning at an iron pin on the westerly margin of Estes Avenue, formerly Compton Road, 642 feet south of the southerly margin of Abbott Martin Road, being the southeast corner of the Webber Tract; thence with the southerly line of the said Webber Tract, north 88° 10' west 258 feet to a post; thence south 1° 15' west 160 feet to an iron pin; thence south 88° 10' east 255.5 feet to an iron pin on the westerly margin of said Estes Road; thence with same, north 2° 10' east 160 feet to the beginning.

Being the same real property conveyed to Richard M. Hayes and wife, Doloris Hayes, by deed from Maurice T. Gossett, of record in book 3434, page 587, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Moulton Farrar, III, and wife, Ann W. Farrar, their

heirs and assigns, forever.

And we *do covenant with the said* Moulton Farrar, III, and wife, Ann W. Farrar

that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Richard M. Hayes and wife, Doloris Hayes

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Moulton Farrar, III, and wife, Ann W. Farrar, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 28th *day of* October, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard M Hayes

Doloris H. Hayes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margie Kemp, *a Notary Public in and for said County and State,* Richard M. Hayes and wife, Doloris Hayes,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* October, 1963.

Margie Kemp *Notary Public*

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My commission expires Nov. 3, 1965

PG 601