BK 3645

WARRANTY DEED

For and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration, paid us by Thomas William Lewis, Jr., XXXXXXXX the receipt of which is hereby acknowledged, we, TOM W. LEWIS and wife, FRANCES LEWIS,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS WILLIAM LEWIS, JR., his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south side of the Griffith Road, and being a portion of a 44.75 acre tract of record in book 876, page 44, Register's Office, Davidson County, Tennessee, surveyed the 21st day of October, 1963, by S. H. Hutchison, as follows:

Beginning at a stake, the southwest corner of the Tom Lewis land, and the southeast corner of an 18.40 acre tract owned by State of Tennessee; thence with said state east line, North 12° 30' east 457 feet to an iron stake on south margin of the Griffith Road; thence leaving state property line, going south 84° east 139.6 feet to a stake on south margin of the Griffith Road; thence leaving said road going south 4° 30' west 448.8 feet to a stake in north line of S. C. Claxton's land, Black Gum pointers; thence with Claxton's line, North 87° 30' west 200.3 feet to point of beginning. Containing 1.75 acres, being the same more or less.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas William Lewis, Jr., his *heirs and assigns, forever.*

And we *do covenant with the said* Thomas William Lewis, Jr. *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas William Lewis, Jr., his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 1 *day of* Nov, *19*63 ~~xxx~~

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~~xxxxxxxxxxxxx~~

Tom W Lewis
Tom W. Lewis

Frances Lewis
Frances Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Geneva R. Roberson, *a Notary Public in and for said County and State,* Tom W. Lewis and Frances Lewis

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

Witness my hand and seal at Davidson County, Nashville, *Tennessee, this* [illegible] *day of* November, *19*63

Geneva R. Roberson *Notary Public*

Commission expires My Commission Expires Oct. 30, 1965

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