BK 3645

WARRANTY DEED

For and in consideration of the sum of Ten and No/100- -(\$10.00)- - - - - - - - - - - - - - - DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Nolan Stevens and wife, Thelma Stevens have bargained and sold, and by these presents do transfer and convey unto the said P. V. Stephens and wife, Lillian B. Stephens their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on west side of the Gower Road, and being a portion of a 3 1/8 acre tract of record in Book 1212, page 41, Register's Office for said County.
Surveyed the 15th day of October, 1963 by S. H. Hutchison as follows:
Beginning at a point in the center of the Gower Road, same being the southeast corner of Nolan Stevens, and northeast corner of a tract owned by W. M. Jacobs, formerly Vaughn;
Thence with Jacobs north line, North 85° west passing Jacobs corner at 397 feet, in all 455 feet to a stake, two cedar pointers, an inner corner of Vaughn's land;
Thence with Vaughn's line, North 3° east 183 feet more or less to a stake in said line;
Thence leaving the Vaughn line going North 87° 30' east 133 feet to a stake at corner of a garden;
Thence south 64° 40' east 195 feet to a Cedar tree;
Thence north 80° 15' east 112 feet to a point in the Gower Road, stake in line on west margin of road;
Thence with Gower Road, South 8° 30' east 161 feet to the point of beginning and containing 1.85 acres, more or less.
Being part of the same property conveyed to Nolan Stevens and wife, Thelma Stevens by deed from Will Young and wife, Della Young of record in Book 1212, page 41, 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 P. V. Stephens and wife, Lillian B. Stephens their heirs and assigns, forever.

And we do covenant with the said P. V. Stephens and wife, Lillian B. Stephens 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, Nolan Stevens and wife, Thelma Stevens do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said P. V. Stephens and wife, Lillian B. Stephens, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of OCTOBER, 1963.

Nolan Stevens
Nolan Stevens

Thelma Stevens
Thelma Stevens

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