K 3645

WARRANTY DEED

For and in consideration of the sum of ONE ($1.00) DOLLAR and other good and valuable consideration, paid us by Carlos Bob Lewis, 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 CARLOS BOB LEWIS

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 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 in S. C. Claxton's north line, Sourwood and Sassafras pointer, same being the southeast corner of tract deeded to Ammie Lewis Smith simultaneously herewith; thence with east line of said corner north 4° 30' east 395 feet to a stake on south margin of the Griffith Road; thence with south margin of said Road, South 69° east 150.5 feet to a Utility pole on south margin of Road; thence leaving road going south 4° 30' west 351 feet to a stake in S. C. Claxton's north line, Ash pointer; thence with said line north 87° 30' west 147 feet to point of beginning. Containing 1.26 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 Carlos Bob Lewis, his *heirs and assigns, forever.*

And we *do covenant with the said* Carlos Bob Lewis *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* Carlos Bob Lewis, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands this 1 *day of* Nov., 19 63, ~~the taxes for the current year, if any, having been paid to the proper officials prior to the date hereof, and the taxes for the following year are to be paid by the grantee herein.~~

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 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 official seal at Davidson County, Nashville, Tennessee, *this* 1 *day of* November, *19* 63

Geneva R. Roberson *Notary Public*

Commission expires My Commission Expires Oct. 30, 1965

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