BK 3675

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*
Cash paid by Ralph G. Ince, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid balance of a note in the original principal amount of $12,450.00, as of record in Book _____, page _____, Register's office for Davidson County, Tennessee

We, Charles Von Bates and wife, Sylvia B. Bates
have bargained and sold, and by these presents do transfer and convey unto the said
Ralph G. Ince, an unmarried man
his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 160 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office, for said County, and described as follows:

Said Lot No. 160 fronts 98 feet on the southerly side of Edgemont Drive and runs back 169 feet on the easterly line and 141.95 feet on the westerly line to a dead line in the rear on which it measures 101.79 feet.

Being the same real property conveyed to Charles Von Bates and wife, Sylvia B. Bates, by deed from Carl Batson and wife, as of record in Book 3130, page 257, 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 Ralph G. Ince
his *heirs and assigns, forever.*

And we *do covenant with the said* Ralph G. Ince
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.* except as stated herein.

And we, Charles Von Bates and wife, Sylvia B. Bates
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph G. Ince
his *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 18th *day of* ____, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles Von Bates
Charles Von Bates
X Sylvia B. Bates
Sylvia B. Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, *a Notary Public in and for said County and State,* Charles Von Bates and wife, Sylvia B. Bates
the within named bargainor*s*, *with whom I am personally acquainted, and who acknowledged that* they *executed the same for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 18 *day of* June, *19* 64

Commission expires 9-1-66

Harold Waller *Notary Public*
e.e.e.

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