BK 3675

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS cash in hand paid, and other good and valuable considerations, including the assumption of the unpaid balance of one note in the original principal sum of $11,075, payable to Guaranty Mortgage Company of Nashville, secured by a deed of trust of record in Book 2508, page 529, Register's Office for Davidson County, Tennessee, the receipt of all of which is hereby acknowledged,

We, Alice T. Zavesky Gosey and husband, William D. Gosey, have bargained and sold, and by these presents do transfer and convey unto the said Rufus T. Teague and wife, Lillie A. Teague, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 49 Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Rosehaven Drive, the same being a common corner of Lots 49 and 50; thence eastwardly with the dividing line between Lots 49 and 50, 90 ft. to a marker; thence southwardly with the dividing line between Lots 48 and 49, 110 ft. to a point in the northerly margin of Fairlane Drive; thence westwardly with the northerly margin of Fairlane Drive, 65 ft. to a marker; thence to the right around an arc, 39.27 ft. to a marker in the easterly margin of Rosehaven Drive; thence northwardly with the easterly margin of Rosehaven Drive, 85 ft. to the point of beginning.

Being the same property conveyed to Fred C. Zavesky and wife, Alice T. Zavesky, he having since died and she presently being married to William D. Gosey, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2494, page 579, 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 Rufus T. Teague and wife, Lillie A. Teague, their heirs and assigns, forever.

And we do covenant with the said Rufus T. Teague and wife, Lillie A. Teague 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 for certain restrictions, the within described Deed of Trust and 1964 taxes, which are assumed by the grantees herein.

And we, Alice T. Zavesky Gosey and husband, William D. Gosey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Rufus T. Teague and wife, Lillie A. Teague, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of January, 1964

Rufus T. Teague — Alice T. Zavesky Gosey

Lillie A Teague — William D. Gosey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William D. Burton Jr., a Notary Public in and for said County and State, the within named Alice T. Zavesky Gosey, William D. Gosey, Rufus T. Teague and Lillie A. Teague

the 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 office, this 20th day of January, 1964

Commission expires Feb. 4, 1967

William D. Burton Jr.
Notary Public

NOTARY PUBLIC

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