BK 3675

Send tax statements to: c/o Accounting Manager
American Telephone and Telegraph Company
Long Lines Department
Hurt Building
Atlanta, Georgia

Parcel No. 10D-36235

WARRANTY DEED

For and in consideration of the sum of Six Thousand Five Hundred ($6,500.00) *DOLLARS* cash in hand paid by American Telephone and Telegraph Company, receipt of which is hereby acknowledged, we, Phillip G. Greer and wife, Elizabeth Greer,

have bargained and sold, and by these presents do transfer and convey unto the said American Telephone and Telegraph Company, its successors and assigns, *a certain tract or parcel of land in Davideon County, State of Tennessee, described as follows:*

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by Edwin H. Schmidt, July 15, 1963, as follows:
Beginning at a point in the center of Greer Road at the intersection of the center line of said Road and the eastern boundary line of the property conveyed to Willard M. Greer by deed from Allen Greer and wife, of record in book 1044, page 242, Register's Office for said County; thence with the center of said Road, south 64° 13' 58" east 43.18 feet, south 68° 36' 58" east 49.99 feet, south 73° 59' 58" east 49.98 feet, south 77° 32' 58" east 99.95 feet, south 81° 17' 58" east 99.98 feet, north 88° 06' 02" east 50.03 feet and north 75° 19' 02" east 50.01 feet; thence north 13° 25' 58" west 404.38 feet to the top of an iron pipe; thence south 76° 34' 02" west 399.86 feet to the top of an iron pipe; thence south 13° 29' 58" east 234.04 feet to the beginning, containing 3.16 acres, more or less.
Being part of the real property conveyed to Phillip G. Greer and wife, Elizabeth Greer, by deed from W. M. Katring, dated November 7, 1946, filed May 7, 1949, and recorded in book 1716, page 191, Register's Office for said County. (This property is unimproved.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said American Telephone and Telegraph Company, its successors and assigns, *forever.*

And we *do covenant with the said* American Telephone and Telegraph Company, *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 follows: 1963 taxes which are to be paid by the Sellers; easements in favor of Southern Bell Telephone and Telegraph Company which appear of record in Book 2644, p. 433 and in Book 2746, page 437, Register's Office of Davidson County, Tenn.; and easement for right-of-way in that portion of Greer Road lying within the above described boundaries.

And the said Phillip G. Greer and wife, Elizabeth Greer, *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* American Telephone and Telegraph Company, its successors and assigns *against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22nd *day of* Jan., *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.*

Phillip G. Greer

Elizabeth Greer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M.A.Draper, *a Notary Public in and for said County and State,* Phillip G. Greer and wife, Elizabeth Greer,

the within named 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 Goodlettsville, Tennessee, this the 22nd day of Jan., 19 64.

M.A.Draper *Notary Public*

Commission expires 7-24-65

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