BK 3675

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, [illegible]

We, Bracy L. Ray, and wife, Martha Elizabeth Ray,

have bargained and sold, and by these presents do transfer and convey unto the said Charles C. Binkley, and wife, Dorothy Binkley,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, located on the north side of Louise Lake and more particularly described as follows:
Beginning at a pin in the center of an unfinished road, the southwest corner of the tract being 20 feet southeast from Henry Johnson's southeast corner, running thence North 47° East with the center of said unfinished road, 382 feet to an iron pin; thence north 34°10' E with the northeasterly boundary of what is known as Lake Road, 258 feet to an iron pin in the northeasterly margin of said Lake Road; thence north 47° and 30' east passing an iron pin the corner between the Crutchfield property and John M. Ray's corner 120' to an iron pin; thence south 49° west 622 feet to an iron pin; thence south 42° east passing an iron pin in the corner of John M. Ray's property with the property of Henry Johnson at 44 feet, 164 feet to an iron pin in Henry Johnson's southeast corner; thence south 42° East 20 3/10 feet to the point of beginning, containing 3.32 acres according to a survey made September 16, 1958, by C. J. Carney, Surveyor.
Being the same property conveyed to Bracy L. Ray, and wife, Martha Elizabeth Ray, by deed from John M. Ray, and wife, Clara H. Ray, of record in Book 2805, Page 253, RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles C. Binkley, and wife, Dorothy Binkley, and their heirs and assigns, forever.

And we do covenant with the said Charles C. Binkley, and wife, Dorothy Binkley, 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, Bracy L. Ray, and wife, Martha Elizabeth Ray,

do further covenant and bind ourselves & ourheirs and representatives, to warrant and forever defend the title to the said land to the said Charles C. Binkley, and wife, Dorothy Binkley, and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand & this 14 day of January, 1964

Bracy L. Ray

Martha Elizabeth Ray

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