BK 3679

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D-36470

SEND TAX NOTICES TO:

ADDRESS:

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Walter P. Rich and wife, Mai M. Rich, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe K. Dotson and wife, Estelle Dotson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee beginning at an iron pin in the southeast corner of the property conveyed to Parkwood Estates by John L. Moore etal and shown on a survey by J. R. Wauford & Co. Consulting Engrs. dated February 2, 1960 and being the southwest corner of property now owned by John L. Moore et al and being in the line of the Sarah Elizabeth Hailey property; thence south 86° 47' East 812.1 feet with a wire fence to a point in the westerly margin of Homestead Road, thence with the westerly margin of the said Homestead Road 290 feet more or less to a point; thence North 86°18' West 350 feet with a rock fence thence North 86° 48" West 143 feet with a rock fence, thence North 87° 8' West 320 feet with a rock fence to a poimt in the easterly margin of property conveyed to Parkwood Estates b y John L. Moore, et al, thence with the aforesaid easterly margin of Parkwood Estates South 3° 01' East 235 feet with a rock fence to the point of beginning, containing approximately 5 acres.
Being the same property conveyed to Joe K. Dotson and wife, Estelle Dotson by deed from JOHN L. Moore, John L. Moore, Jr. and Nell R. Moore as of record in Book 3647, page 173, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

This conveyance is made subject to a Mortgage as of record in Book 3683, page 335, Register's Office for Davidson County, Tennessee.

THIS TRACT IS ____ IMPROVED AND SHOWN ON TAX RECORDS AS:
295 (No.) Homestead (Street) Rd (City) (Zone) (State)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 14 day of February, 1964.

Joe K Dotson
Estelle Dotson

STATE TAX $ 36.00
PROBATE
TOTAL $ 36.50

FEB 18 1964

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. E. WORRALL, Notary Public and/or Clerk, Davidson County Court, Davidson County, Tenn., Joe K. Dotson and Estelle Dotson, 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 Nashville, Tennessee, this 14 day of Febenary, 1964.

Commission expires Jan 30 1968

T. Murphy
Notary Public

WARRANTY DEED
FROM
R4389 JOE K. DOTSON AND WIFE
ESTELLE DOTSON
TO
WALTER P. RICH AND WIFE
MAI M. RICH
295 Homestead Rd
MAIL
235

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1964 at 2:03 o'clock P.M.
Noted in Book 3679 Page 204
Recorded in Book ____ Page ____
Recording Fee $ 2.00
Register
By ____ Deputy Reg.