BK 3701

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)---------- ---------- *DOLLARS* cash in hand to us paid by A. W. Chaffin and wife, Edna Lou Chaffin, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, John A. Ramsey, Jr., and wife, Mary Elizabeth Ramsey, R. H. Daugherty and wife, Joan Daugherty, and Goodloe S. Chaffin and wife, Lucille Chaffin,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* A. W. Chaffin and wife, Edna Lou Chaffin, their

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

Land in the 7th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, December 12, 1953, as follows:
BEGINNING on the westerly margin of State Highway No. 100 at a point south 35 degrees west 300 feet from the southeast corner of the property conveyed to Joe Bendal Lawrence and wife by deed from P. M. Chaffin and wife, of record in Book 2150, page 111, Register's Office for said County; thence with said Highway south 35 degrees west 300 feet; thence westerly 28 feet to the easterly line of the right of way of the NC & St. L Railroad; thence with same north 28 degrees 40 minutes east 302 feet to a point 301.8 feet south of the southwest corner of said Lawrence property; thence eastwardly 56 feet to the beginning.
Being the same property conveyed to John A. Ramsey, Jr., et al, by deed from P. M. Chaffin and wife, of record in Book 2243, page 149, Register's Office for said County.
This conveyance is made subject to the lease to O. C. Walker which affects a portion of the premises herein conveyed.

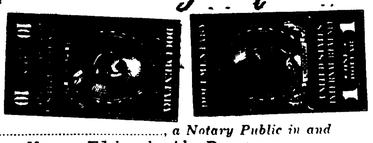
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. W. Chaffin and wife, Edna Lou Chaffin, their *heirs and assigns, forever.*

And we *do covenant with the said* A. W. Chaffin and wife, Edna Lou Chaffin *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, grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* A. W. Chaffin and wife, Edna Lou Chaffin, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand*s *this* 11th *day of* January, *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.*

John A. Ramsey, Jr.
Mary Elizabeth Ramsey
Goodloe S. Chaffin
Lucille Chaffin

R. H. Daugherty
Joan Daugherty



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State,* John A. Ramsey, Jr. & wife, Mary Elizabeth Ramsey, R. H. Daugherty & wife, Joan Daugherty, and Goodloe S. Chaffin and wife, Lucille Chaffin,
*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 Nashville, *Tennessee, this* 11th *day of* January, *19*64.

Eunice Miller *Notary Public*

Commission expires 11-2-65

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