K 3703



WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.

SEND TAX NOTICES TO:

ADDRESS: 2320 Milton Drive, Nashville, Tennessee

For and in Consideration of the sum of $11,000.00

Eleven thousand and 00/100 ---------- DOLLARS

We, James Richard Ruffell, Jr. (individually) and his wife, Estelle B. Ruffell, joining the conveyance.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Russell S. Boguskie, Jr. et ux Sue M. Boguskie as tennants by the entirety

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, being Lot No. 63 on the Map of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 63 fronts 70 feet on the easterly side of Milton Drive. (Warrenton Place) and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James Richard Ruffell, Jr., by deed from Robert V. Pounders, of record in Book 3674, Page 473, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:

| No. | Street | City | Zone | State |
|---|---|---|---|---|
| 2320 | Milton Drive | Nashville | 6, | Tennessee |

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell S. Boguskie, Jr. et ux Sue M. Boguskie heirs and assigns, forever.

And they do covenant with the said Russell S. Boguskie, Jr. et ux Sue M. Boguskie that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And they do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Russell S. Boguskie, Jr. et ux Sue M. Boguskie and their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of March, 1964

James Richard Ruffell, Jr.
James R. Ruffell, Jr.

Estelle B. Ruffell
Estelle B. Ruffell

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