K 3705

Book 370[illegible] Page 429

********** WARRANTY DEED*********

This indenture, made in the City of Goodlettsville, Tennessee, on March 26, 1964, between Joseph E. Greer, residing at R.F.D. 2. Goodlettsville, Tennessee, party of the first part, and Nellie Janette Tate of Goodlettsville, Tennessee, party of the decond part,

Witnesseth, that the party of the first part, in consideration of Two Hundred Dollars ($200.00) , lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the area of Goodlettsville, Tennessee, and bounded and described, as follows to wit:

A lot in the 10th Civil District of Davidson County Tennessee, beginning at a stake in the southwesterly margin of the Greer Road, said stake being 15 feet at a right angle from the center line of said Road and north 30 deg.West 43.5 feet from a 24 insh Black Locust tree in front of the Mrs. Ida Binkley residence, a corner to J.E. Greer and the most easterly corner of this lot, thence with said margin of said Road, paralell with and 15 feet at a right angle from its center line as follows; north 39 deg. 30 min. West 254.5 feet, North 58 deg. West 80 feet to a stake, a corner to other property of afore said Greer; thence with the line of said GreerSouth 11 Deg. West 274 feet to a stake in a fence line, a corner to Mrs. Ida Binkley; thence with said fence and the line of said Mrs. Binkley South 89 deg. 30 min. East 257 feet to a post, a corner to the first mentioned Greer property in the line of said Mrs. Binkley; thence with the line of said Greer North 38 deg. 45 min. East 42 feet to the begininning, containing 1.0 acre more or less and being a portion of the real estate conveyed by W.J. Nelms and wife Inda Nelms to Joseph E. Greer, his heirs and assigns, by a deed of record in the Office of the Register for Davidson County Tennessee, in Deed Book 359, page 390.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,
To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.
And said party of the first part covenants as follows:
First. That said party of the first part is seized of said premises in fee simple, and has good right to convey the same;
Second. That the party of the second part shall quietly enjoy the said premises;
Third. That the said premises are free from encumbrances;
Fourth. That the party of the first part will execute or provure any further necessary assurance of the title to said premises;
Fifth. That said party of the first part will forever warrant the title to said premises.
In Witness Whereof, the party of the first part has hereunto set his hand and seal, this the 26th day of March 1964.

Joseph E. Greer
Joseph E. Greer

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Robert Roy Galbreath, a Notary Public in and for said County and State, the within named Joseph E. Greer, The [illegible] with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of March 1964.

Robert Roy Galbreath
Notary Public

Commission Expires Nov. 29th. 1964

G 430