3705

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $16,150.00

Sixteen Thousand, One Hundred, Fifty and no/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Billy G. Ferguson and wife, Carole V. Ferguson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

J. & G. COMPANY, a Tennessee Corporation

hereinafter referred to as the GRANTORS has 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, being Lot No. 105 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Luree Lane, at the corner of Lots 105 and 106; thence with the line between said lots, southwesterly 143 feet to a corner of Lot No. 104; thence with the line between Lots 104 and 105, northwesterly 106.5 feet to the easterly margin of Gordan Lane; thence with the margin of the same, northeasterly around a slight curve, 139 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the margin of Luree Lane; thence with the margin of the same, southeasterly 94.2 feet to the point of beginning.

Being the same property conveyed to J. & G. Co., a Tennessee Corporation, by deed from A.H. Johnson, Trustee, as of record in Book 3645, page 439, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1964 taxes have been prorated and are hereby assumed by purchasers.

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 otherwise 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF J. & G. COMPANY, a Tennessee Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 27th day of March 1964.

J. & G. COMPANY

ATTEST: Dodson Batson, Secy.-Treas.

by: Joe S. Roberts, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Joe S. Roberts and Dodson Batson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary-Treasurer respectively of the J. & G. Company, a Tennessee Corporation the within named bargainor, a corporation, and that (they) as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe S. Roberts as such President, and attesting the same by the said Dodson Batson as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of March, 1964

My commission expires February 1, 1965

A.M. Tenison
Notary Public.

STATE TAX $ 2023
PROBATE .50
TOTAL $ 2023

MAR 30 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

21 Warranty Deed

FROM
J. & G. Company, a Tennessee Corporation

To
BILLY G. FERGUSON AND WIFE,
CAROLE V. FERGUSON

21698

GUARANTY MORTGAGE CO. OF NASHVILLE

GUARANTY MORTGAGE CO. OF NASHVILLE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of MAR A.D. 1964 at 12:02 o'clock P M.
Noted in Book 62 Page 443
Recorded in Book Page
Recording Fee $ 2.00
Libby R. Gilbert, Register
By

Richmond, Va.

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