3706

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in further consideration that the Grantees herein assume and agree to pay the unpaid balance of a note in the original principal amount of $8,500.00, executed by James E. Deason and wife, Patricia Ann Deason, to Vaden Lackey, Jr., Trustee, secured by Deed of Trust of record in Book 3402, Page 73, Register's Office for Davidson County, Tennessee,

we, JAMES E. DEASON and wife, PATRICIA DEASON,

have bargained and sold, and by these presents do transfer and convey unto

JAMES C. GORDON, Sr., and wife, MARIE R. GORDON,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, lying in the 10th Civil District, described from a survey made by Geo. W. Watkins, Surveyor, dated November 17, 1960, as follows:

BEGINNING at a point in the centerline of Dry Creek Road, in the south boundary line of the J. O. Bradley Property; thence along his line, north 75° 30' East 585 feet; thence North 2° east 305 feet; thence South 88° east 730 feet to a point in Thompson's west line; thence with his line, south 2° west 219 feet to Thompson's southwest corner; thence with his south line, south 88° east 37.3 feet to an iron pin; thence southerly along a fence line 174 feet to an iron pin; thence south 81° west 1143 feet to a railroad spike in the center of Dry Creek Road; thence with said Road around a curve in a northwesterly direction 255.8 feet, more or less, to the beginning, containing 10 acres, more or less.

BEING the same property conveyed to James E. Deason and wife, Patricia Deason, by deed from S. E. Oakley and wife, Ruby W. Oakley, of record in Book 3437, Page 229, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Gordon, Sr., and Marie R. Gordon, their heirs and assigns, forever.

And we do covenant with the said James C. Gordon, Sr., and wife, Marie R. Gordon, 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. except for 1964 taxes which have been prorated and assumed by Grantees, and herein mentioned loan.

And we, James E. Deason and wife, Patricia Deason, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James C. Gordon, Sr., and wife, Marie R. Gordon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of March, 1964.

James E. Deason

Patricia Deason

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