3762

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 00/100 ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged---- -- ---------------- DOLLARS

W. L. Bainbridge Company has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Joe F. Dabbs and wife, Ernestine L. Dabbs 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. 13 on the Map of Paragon Hills of record in Plan Book 3300, Page 100, Register's Office for said County.

Said Lot No. 13 fronts 62.5 feet on the southwesterly margin of Sam Boney Drive and extends back between lines, 164.4 feet on the northwesterly line and 161.9 feet on the southeasterly line to a dead line in the rear, measuring 62.5 feet.

Being part of the same property conveyed to W. L. Bainbridge Co., a Partnership, by deed from William James Potts, et als, of record in Book 3181, Page 474, Register's Office for Davidson County, Tennessee.

This property is improved and known as 3821 Sam Boney Drive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe F. Dabbs and wife, Ernestine L. Dabbs their heirs and assigns, forever.

And it does covenant with the said Joe F. Dabbs and wife, Ernestine L. Dabbs that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And W. L. Bainbridge Company does further covenant and bind itself, it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Joe F. Dabbs and wife, Ernestine L. Dabbs their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, W. L. Bainbridge Company, a Partnership, has caused this instrument to be executed by a partner, duly authorized by an Instrument of record in Book 3232, Page 384, R.O.D.C., Tennessee this 4th day of May, 1964

W. L. BAINBRIDGE COMPANY
By: [signature]
A Partner

G 467