3763

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------------------------------- ($10.00) ------------------- *DOLLARS*

cash in hand paid by Southern Machinery Company, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

we, George A. Patton and wife, Nanalou M. Patton, *have bargained and sold, and by these presents do transfer and convey unto the said* Southern Machinery Company, a Tennessee corporation, its successors ~~xxxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being part of Lot No. 17 on the Old Fairground Plan of Lots, as of record in book 21, page 116, Register's Office for said County, being Lots Nos. 7 and 8 on the map of Rains' Subdivision of Lots Nos. 13 and 15 to 21 inclusive of said Old Fairground Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street at a point 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots Nos. 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of an alley; thence with said alley, westwardly 100 feet; thence northwardly 160 feet to the beginning.

A one-half undivided interest in said property was conveyed to George A. Patton by deed from Henry Vaden and wife, of record in book 2875, page 1, Register's Office for said County, and a one-half undivided interest in said property was conveyed to Geo. A. Patton and wife, Nanalou M. Patton, by deed from Frank H. Hosse and wife, of record in book 3178, page 445, 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 Southern Machinery Company, a Tennessee corporation, its successors ~~xxxxx~~ *and assigns, forever.*

And we *do covenant with the said* Southern Machinery Company, a Tennessee corporation *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 taxes for the year 1964, which are prorated and assumed by purchasers.

And we, George A. Patton and wife, Nanalou M. Patton, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Southern Machinery Company, a Tennessee corporation, their successors ~~heirs~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *day of* May, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George A. Patton

Nanalou M. Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ______, *a Notary Public in and for said County and State,* George A. Patton and wife, Nanalou M. Patton

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* we are *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,* *this* 13 *day of* May, 19 64.

Jack E. Puckett *Notary Public*

Commission expires My Commission Expires May 5, 1968

JACK E. PUCKETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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