K 3764

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($3,600.00)----------
Thirty Six Hundred ---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

We, Arthur W. Hudgen, Jr. and wife, Viola Hudgen, have bargained and sold, and by these presents do transfer and convey unto the said Joe O. Bates and wife Victoria Bates,

Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A parcel of land in the 9th Civil District of Davidson County, Tennessee on south side of U. S. Highway # 70 and being all of a 2 acre tract of record in Book 1449, Page 447, and a small portion of tract # 4, of record in Book 735, page 610 as indicated on plat, R.O.D.C., Tennessee. Surveyed the 12th day of March, 1963 by S. H. Hutchison as follows:

Beginning at an Iron Stake, the Northeast corner of the 2 acre tract in southerly line of tract # 4; thence north 0° 30' east 36.5 feet to a stake on south margin of V. S. Highway # 70; thence with south margin of Highway South 84° west passing a corner of the 2 acre tract at 198.5 feet, in all 313 feet to a stake on south margin of Highway; thence leaving highway going South 4° east 292 feet to a stake in a field; thence North 89° 30' east 249 feet to an Iron Stake; thence North 20° east 125 feet to an Iron Stake; thence North 0° 30' east 155 feet to point of beginning. Containing 2.08 acres, being the same more or less.
Being the same property conveyed to Arthur W. Hudgen, Jr. by deed of record in Book 3530, page 379, R.O.D.C., Tennessee.

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 O. Bates and wife, Victoria Bates Their heirs and assigns, forever.

And we do covenant with the said Joe O. Bates and wife, Victoria Bates 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.

And we, Arthur W. Hudgen, Jr. and wife, Viola Hudgen, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe O. Bates and wife, Victoria Bates Their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of May, 19 64

Arthur W Hudgens Jr
Viola Hudgens

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