BK 3769

WARRANTY DEED

For and in consideration of the sum of Nineteen Hundred ($1900.00) and no/100---- *DOLLARS*

cash in hand paid by I. B. Butler and wife, Clara Butler, receipt whereof is hereby acknowledged,

I, Alva Williams Jr., an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said I. B. Butler and wife, Clara Butler, their

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

A parcel of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by S. H. Hutchison, Surveyor, dated April 21, 1959, as follows:
Situated on the northerly side of Buffalo Road and being a portion of the Arthur Lee Williams tracts numbers one and two as described in deed to said Arthur Lee Williams, of record in book 1726, page 561, Register's Office for said County, and more particularly described as follows:
Beginning at a point in the center of Buffalo Road at the southeast corner of Wilbur Lockridge's tract, stake in line on north margin of road; thence with Wilbur Lockridge easterly line north 30° west 24.40 poles to a stake with two hickory pointers; thence leaving his line going north 67° east 21 poles to a stake with a red oak, tan oak, and hickory pointers; thence south 10° west 24 poles to the center of the Buffalo Road, stake in line on north margin or road; thence with said road as follows: south 58° west 9.25 poles to a point; south 75° west 4 poles to point of beginning, containing 2.52 acres, more or less. This property is improved and is on R. F. D. #2, Nashville, Tenn, being the same property conveyed to Alva Williams Jr., by deed of record in Book 2902, Page 466, 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 I. B. Butler and wife, Clara Butler, their

heirs and assigns, forever.

And I *do covenant with the said* I. B. Butler and wife, Clara Butler,

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for 1964 which are assumed.

And I, Alva Williams, Jr.,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* I. B. Butler and wife, Clara Butler, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my *hand* this 23rd *day of* June, *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.*

Alva Williams Jr

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Alva Williams Jr.,

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

Witness my hand and official seal at Nashville, Tennessee,
this 23rd *day of* June, *19* 64.

[illegible] Notary Public

Commission expires 11-5-1967

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record this 25 day of A.D. 1964 at 2:22 o'clock P.M. and duly recorded in Book 1769 Page 326
Recording Fee $.50
[illegible], Register
By [illegible] D.C.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

I. B. BUTLER, ET UX,
TO
ALVA WILLIAMS JR.,
FROM
WARRANTY DEED

38253

PG 542