BK 3770

WARRANTY DEED

For and in consideration of the sum of -----$15,750.00----------

----Fifteen-Thousand-Seven-Hundred-Fifty-and No/100---------- *DOLLARS*

cash in hand paid by Fred Bates and wife, Donnie Bates, and other good, fine, valuable and sufficient considerations, the receipt of which is hereby acknowledged,

we, G. Fred Hostettler and wife, Eileen Flynn Hostettler, *have bargained and sold, and by these presents do transfer and convey unto the said* Fred Bates and wife, Donnie Bates, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, beginning at a point in the center of the Clarksville Pike, the same being 12.1 poles north 75° west from M.Redings' northwest corner; thence south 11½° west 198 feet to a stake; thence south 2° west 1091 feet to a stake in the north line of the Dismukes' land, also the old south line of the Joel Griffin land of which this is a part, red oak pointers; thence north 87° west 330 feet to a stake in said Dismukes' line with small red oak and chestnut pointers; thence north 2° east 980 feet to a stake, corner to lot No. 1 in M. Redings' line; thence south 75° east 96 feet to a stake, southeast corner of lot No. 2; thence north 13° east 370 feet to a point in the center of the Clarksville Pike, northeast corner of lot No. 2; thence with the center of the Clarksville Pike, south 75 east 205 feet to the beginning, containing 8.44 acres, more or less. Being the same real property conveyed to G. Fred Hostettler and wife, Eileen Flynn Hostettler, by deed from Maggie Lee Sweeney and husband, dated May 11, 1950, filed May 11, 1950, and recorded in book 1646, page 433, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred Bates and wife, Donnie Bates, their *heirs and assigns, forever.*

And we *do covenant with the said* Fred Bates and wife, Donnie 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,* except for 1964 taxes which have been prorated and assumed by the grantees herein.

And we, G. Fred Hostettler and wife, Eileen Flynn Hostettler, *do further covenant and bind* curselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Fred Bates and wife, Donnie Bates, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 22nd *day of* June, *1964, the* ~~[illegible]~~ *and date.*

NOTARY PUBLIC

G. Fred Hostettler

Eileen Flynn Hostettler

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A.J. HUNT, *a Notary Public in and for said County and State,* G. Fred Hostettler and wife, Eileen Flynn Hostettler

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* June, *1964.*

A.J. Hunt *Notary Public*

Commission expires February 18, 1968

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