WARRANTY DEED

BOOK 3808 PAGE 471

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - *DOLLARS* cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $12,979.90 of an original note dated March 25, 1963, in the amount of $13,500.00, which note is secured by a Deed of Trust executed by W. A. Patton and wife, to Everett A. Covington, Jr., Trustee, of record in book 3560, page 265, Register's Office for Davidson County, Tennessee.

We, John Ollie Choate, Jr., and wife, Mary Cecelia Choate

have bargained and sold, and by these presents do transfer and convey unto the said Delery D. Sivils and wife, Bernice L. Sivils, their

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

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described according to a survey prepared by J. R. Scott, Surveyor, on August 1, 1955, as follows:

Beginning at an iron pin in the center of Clear Lick Pike, at the common corner of the property owned by Alvin C. Gillum and Delmar B. Luster and wife, and running thence with Gillum's line south 25 degrees west 285 feet to a point at or near the center of a branch; thence with the meandcrings of said branch, and with Gillum's line, south 71 degrees east 150 feet to a point, scuth 83½ degrees east 130 feet to a point, south 44½ degrees east 265 feet to a point, south 62½ degrees east 70 feet to a point; thence north 25½ degrees east 500 feet to a point in the center of Clear Lick Pike at the common corner of the property owned by Dr. N. E. Link and property owned by Delmar B. Luster and wife; thence with the center line of said Pike north 82 degrees west 400 feet to a point, north 80 degrees west 100 feet to a point, and north 76 degrees west 133 feet to the point of beginning, containing 5 acres, more or less.

Being the same real property conveyed to John Ollie Choate, Jr., and wife, Mary Cecelia Choate, by deed from W. A. Patton and wife, dated June 9, 1964, filed June 12, 1964, and recorded in book 3767, page 543, Register's Office for said County.

This conveyance is made subject to easement for right-of-way of Clear Lick Pike lying within boundaries of premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delery D. Sivils and wife, Bernice L. Sivils, their

heirs and assigns, forever.

And we *do covenant with the said* Delery D. Sivils and wife, Bernice L. Sivils

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 as above set out and for the 1964 taxes, which have been pro-rated and assumed by the grantees herein.

And we, John Ollie Choate, Jr., and wife, Mary Cecelia Choate

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Delery D. Sivils and wife, Bernice L. Sivils, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 31st *day of* August, *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.~~

John Ollie Choate Jr.

Mary Cecelia Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* John Ollie Choate, Jr., and Mary Cecelia Choate

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* 31st *day of* August, *19* 64.

PUBLIC
NOTARY
DAVIDSON COUNTY

Hugh J. Bradley *Notary Public*

Commission expires April 10, 1967.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

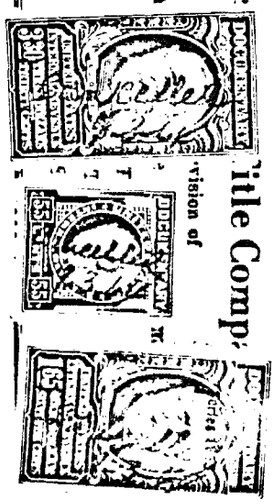
.....*Notary Public*

Commission expires.....

STATE TAX $ 26.25
PROBATE 50
TOTAL $ 26.75

SEP 3 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 3 1964
CT



Compliments of
Title Compa
Division of

49004

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 3 3 00 PM '64
NOTE BOOK 109 PAGE 234
RECORDING FEE $ 2.00
DEP. REG. R

File: Union Trust Co.

Delery D. Sivils et ux

TO John Ellie Choate, Jr. et ux

FROM

WARRANTY DEED

1.50

1958 ew