WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rt.2,Antioch, Tenn. (NAME)	Harold Ferguson (Clara O.) (NAME)	174-29
	Rt.2, Antioch, Tenn. (STREET ADDRESS)	174-30
(STREET ADDRESS OR ROUTE NUMBER)		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of (12,500.00)

Twelve Thousand Five Hundred and 00/100 - - - - - - - - - - DOLLARS cash in hand paid by Harold Ferguson and wife, Clara O. Ferguson, receipt of which is hereby acknowledged, we, Charles E. Scales and wife, Gladys Scales

.....have bargained and sold, and by these presents do transfer and convey unto the said Harold Ferguson and wife, Clara O. Ferguson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

DESCRIPTION:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: A tract of land in the 5th, formerly 6th, Civil District of said County, described according to a survey made November 17, 1936, by John Wilkes, Civil Engineer, as follows:

BEGINNING at a stone set in the northwest corner of the land herein described, said stone also being in the south line of the W. F. Mize land; thence South 2½° west with Mize's line 427 feet to a marked stone in the bed of Collin's Creek, being the northwest corner of the C. A. Hall land; thence up said creek with its meanderings south 78° east 291 feet, south 57° east 250 feet, south 46° east 126 feet, south 27° east 250 feet, north 65° east 40 feet, south 24° east 117 feet, south 42° east 230 feet, south 25° east 450 feet to a point in the east end of a water gap; thence south 16° east 208 feet to a post, being the southwest corner of the land herein described and also being the northeast corner of the Richard land; thence south 86½° east with a fence 702 feet to a point; thence North 5° east 208 feet to a point; thence south 86½° east with the north line of Mrs. Mable Austin Cone's land 1508 feet to a stone set in the southeast corner of the tract herein described, and being the southwest corner of the Ben Cone tract of land; thence north 4°

(continued on next page)

east with Ben Cone's west line, 471 feet to a point in the right of way of the N. C. & St. L. R. R.; thence with the southerly line of said right of way north 60° west 1010 feet to the southeast corner of the W. F. Mize land; thence with W. F. Mize's south line, north 86° west 668 feet; thence north 73½° west 1933 feet to the point of beginning, containing 72 acres.
Also a right of way fifteen feet wide running from said land out to the public road, as more fully described in deed from Frank A. Guthrie and wife, to J. W. West, of record in Book 1011, page 591, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles E. Scales and wife, Gladys Scales, by deed from E. C. Hooper and wife, Effie Lee Hooper, of record in Book 1335, page 267, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: A tract of land in the 5th, formerly 6th, Civil District of said County, described accordingto a copy of a survey thereof made March 7, 1945, by L. D. Justice, Surveyor, as follows:

BEGINNING at a cross cut in a rock in the bed of a creek at the northwest corner of the property in question, and a corner of the property conveyed to E. C. Hooper by deed of record in Book 1285, page 400; thence down the center of said creek along Hooper's line, south 60° 30' east 291 feet, south 61° 30' east 250 feet, south 19° 45' east 126 feet, south 43° 30' east 165 feet, south 8° west 85 feet, south 0° 30' east 40 feet, south 41° east 117 feet, south 38° 230 feet; thence leaving said creek, south 32° 15' east 410 feet to a water gap at the northwest corner of Robert Bond's land; thence with Bond's north line, north 89° 15' west 690 feet to a post at the southeast corner of the Mary Guthrie Lot, and being in the north line of the property of Mrs. C. A. Hall; thence north 18° 30' west 298 feet to a post at Mary Guthrie's northeast corner; thence along Guthrie's north line south 88° 50' west 333 feet to a post in Mrs. Hall's easterly line, and continuing with Mrs. Hall's east line north 4° east 936 feet to the point of beginning.

BEING the same property conveyed to Charles E. Scales and wife, Gladys Scales, by deed from E. C. Hooper and wife, Effie Lee Hooper, of record in Book 1335, page 267, Register's Office for Davidson County, 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 Harold Ferguson and wife, Clara O. Ferguson their heirs and assigns, forever.

And we do covenant with the said Harold Ferguson and wife, Clara O. Ferguson 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 1965 taxes which are assumed by the purchasers.

And we, Charles E. Scales and wife, Gladys Scales 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 Harold Ferguson and wife, Clara O. Ferguson, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 5th day of January, 1965

x Charles E Scales
Gladys E Scales

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Caesar E. Urrutia, a Notary Public in and for said County and State, the within named Charles E. Scales and wife, Gladys Scales

the bargainors, 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 5th day of January, 1965

Caesar E. Urrutia, Notary Public

Commission Expires April 28, 1968

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he / they) as such _____

and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____

as such _____, and attesting the same by the said _____

as such _____

Witness my hand and official seal at office at _____ on this the _____

day of _____, 19____

My commission expires _____

_____
Notary Public

17500

WARRANTY DEED

FROM

Charles E. Scales and wife,
Gladys Scales

TO

Harold Ferguson and wife
Clara O. Ferguson

6 4 1 0 3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 6 11 20 AM '65

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RECORDING FEE $ 1.10

DEP. REG. ____

STATE TAX $ 48.75
PROBATE
TOTAL $ 50.25

JAN 6 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 6 - 1965

Attorneys
TITLE COMPANY, INC



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