BOOK 3865 PAGE 212

Mail tax bill to
Ruth Brent Freeman
159 Spring Valley Road

WARRANTY DEED

3D16645
Map 95-4
Par. 230
n.o.

For and in consideration of the sum of One Dollar ($1.00) Cash in hand paid by Ruth Brent Freeman, receipt of which is hereby acknowledged, and other good and valuable considerations, John W. Sellars, Jr. and wife, Frances H. Sellars have bargained and sold, and by these presents do transfer and convey unto the said Ruth Brent Freeman, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

"Land in Davidson County, Tennessee, being Lot No. 1 on the unrecorded Plan of the Resubdivision of Lots 71 and others on the Plan of Bluefields, as of record in Book 843, page 34, Register's Office for said County, said Lot No. 1 being part of Lots Nos. 75 and 76 on said recorded Plan of Bluefields, and being described according to a copy of a survey thereof, made by Z. J. Wilkinson Surveyor, dated May 24, 1952, as follows:

"Beginning at a point in the northerly margin of Spring Valley Road, 32 feet west of the common corners of Lots 75 and 76; thence northerly 245 feet to a point in the line between Lots Nos. 67 and 75, which point is 40 feet west of the common corner of Lots 66, 67, 75 and 76; thence easterly, with the line between Lots 67 and 75, 40 feet to the common corner of Lots 67 and 66; and continuing in an easterly direction, along the line between Lots 66 and 76, 53 feet to a point which is 53 feet east of the common corner of Lots 75 and 76, thence southerly 241.6 feet to a point in the north margin of Spring Valley Road, said point being 60 feet east of the common corner of Lots 75 and 76; thence westerly along the northerly margin of said Road, 92 feet to the beginning.

"Being the same property conveyed to J. A. DeMontbreun by deed from R. D. Stanford, Jr., Trustee, of record in Book 2081, page 561, said Register's Office."

"Being the same property conveyed to Robert Edwin Wilson, and wife, Ruth Brent Wilson by deed from J. A. DeMontbreun and wife, Edna N. DeMontbreun of record in Book 2090, page 115 said Register's Office."

"Being the same property conveyed to John W. Sellars, Jr. and wife, Frances H. Sellars by deed from Robert Edwin Wilson and wife, Ruth Brent Wilson of record in Book 3161, page 147 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 Ruth Brent Freeman, her heirs and assigns, forever. And we do covenant with the said Ruth Brent Freeman 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, John W. Sellars, Jr. and wife, Frances H. Sellars do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ruth Brent Freeman, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25 day of February, 1965

John W. Sellars, Jr.

Frances H. Sellars

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

STATE OF TENNESSEE

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Wilson COUNTY

Personally appeared before me, J. J. Tomlinson, a Notary Public in and for said County and State, the within named John W. Sellars, Jr. and wife, Frances H. Sellars, 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 Lebanon, Tennessee, this 25 day of February, 1965.

J. J. TOMLINSON NOTARY PUBLIC WILSON COUNTY, TENN.

J. J. Tomlinson
Notary Public

Commission Expires 10/28/67







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70735

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 2 26 PM '65

NOTE BOOK 111 PAGE 122

RECORDING FEE $ 2.00

DEP. REG. ---

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

MAR 1 1965

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

PAID FEB 26 1965
wfa