BOOK 4387 PAGE 173

WARRANTY DEED

TO CREATE TENANTS BY THE ENTIRETIES

Map 52-9
Par. 68
H.O.

For and in consideration of Ten & No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged.

I, U. E. Pate, Jr., have bargained and sold and by these presents do transfer and convey unto my wife, Eugenia E. Pate, so that my wife, Eugenia E. Pate and I, U. E. Pate, Jr., hold an estate as tenants by the entireties in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being the northeasterly part of lot No. 26 on the Map of Montague Subdivision, as of record in Book 421, page 129, Register's Office for said County, described according to a survey made by W. F. Branch, Surveyor, dated September 29, 1950, as follows:
>
> Beginning at an iron pin ir the westerly margin of Fernbank Drive, which pin is 141.4 feet north 35° east of an iron pin set in the northwest margin of the intersection of Due West Avenue and Fernbank Drive; thence north 54° 15' west 123.4 feet to an iron pin; thence north 35° east 141 feet to an iron pin; thence south 54° 15' east 123.4 feet to an iron pin in the westerly margin of said Fernbank Drive; thence with the westerly margin of the same, south 35° west 141 feet to the point of beginning. Being the same real property conveyed to L. B. Creech and wife, Bessie Creech, by S. H. Curtis and wife, by deed dated April 22, 1957, filed April 25, 1957, and recorded in Book 2644, page 601, said Register's Office.

This conveyance is made pursuant to Section 64-109, Tennessee Code Annotated.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said U. E. Pate, Jr. and wife, Eugenia E. Pate, their heirs and assigns forever.

I hereby covenant with the said U. E. Pate, Jr. and wife, Eugenia E. Pate, 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. BOOK 4387 PAGE 174

WITNESS my hand this 11th day of December, 1969.

U. E. Pate, Jr.

U. E. Pate, Jr.

Prepared by Wm. F. Carpenter, Jr.
600 American Trust Bldg.
Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named U. E. Pate, Jr., 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 11th day of December, 1969.

Notary Public

FRANK E. BROKOTA, III NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMM. EXPIRES MAY 17, 1971

My commission expires: May 17, 1971

A 63859

IDENTIF. REFERENCE

Dec 17 3 33 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 17 68 MISC A* 3.00 * 3.00