K 2282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine Thousand Fifty and No/100 ----------
----------($9,050.00) ----------**DOLLARS**
Cash in hand paid by Thomas Brittain Tanner III, and wife, Billie Carol Tanner, the receipt of which is hereby acknowledged, we,

B. N. OAKLEY and wife, NOLA J. OAKLEY

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas Brittain Tanner, III and wife, Billie Carol Tanner their **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. 83 on the Map of Cloverhill Subdivision, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 70 feet on the northerly side of Cottonwood Drive and extends back between lines 159.9 feet on the easterly line and 157.4 feet on the westerly line to a dead line in the rear measuring 70 feet thereon.

Being a part of the property conveyed to B. N. Oakley by warranty deed from J. R. Coarsey and H. H. Richardson, as of record in Book 2152, page 405, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 1583, page 423, in Book 2145, page 262, and the plan of record in Book 2133, page 46, Register's Office for said County, which shows a 30 foot set-back line from Cottonwood Drive and a 10 foot easement for public utilities at the rear of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas Brittain Tanner, III and wife, Billie Carol Tanner, their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas Brittain Tanner, III, and wife, Billie Carol Tanner **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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, B. N. Oakley and wife, Nola J. Oakley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas Brittain Tanner, III, and wife, Billie Carol Tanner, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 15th **day of** June, 19 54

B. N. Oakley

Nola J. Oakley

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